

five years of

Quality Growth

in Utah

*State of Quality Growth
Report to the 2004 Legislature*

1999

2000

2001

2002

2003



MESSAGE FROM THE CHAIR

New Leadership for the Commission: In June 2003, I was honored to be elected Chair of the Utah Quality Growth Commission. At the same time, Summit County Commissioner Shauna Kerr was elected the new Vice-chair.



Appreciation for Past Chair and Vice-chair: I have served on the Quality Growth Commission since its inception over five years ago. It has been an enlightening and productive experience under the leadership of the first chair, Provo City Mayor Lewis Billings. The previous Vice-chair, David Allen, played the leading role in implementing the LeRay McAllister Critical Land Conservation Fund authorized by the legislature. Both former officers continue to serve as members of the Quality Growth Commission. We owe much to the leadership of Lewis Billings and David Allen. They have our profound gratitude for their service, and leadership. In addition, they have laid the solid foundation on which the next major state landmark in Quality Growth is founded. As you will see in this five-year report on the State of Quality Growth, there have been many accomplishments during the tenure of Lewis Billings and David Allen.

Progress toward Quality Growth: The Legislature asked the Commission to review progress *statewide* on accomplishing the purposes of the Quality Growth Act and to report their findings to the Political Subdivisions Interim Committee by November 30 of the year of the review beginning in 2002. The Commission interprets the statutory language broadly. The accomplishments of the Commission are only part of the story. Other entities have worked toward the same goals. This report includes a sampling of indicators that are intended to illustrate the state of quality growth in Utah.

Implementing Quality Growth Communities: I am taking the Chairmanship of the QGC at a very exciting time. The Commission is launching its newest initiative in fulfillment of the greatest charge it received from the Legislature – implementing Priority in State Funding for Quality Growth Communities. The implementation of this program couldn't come at a better time, with the current economic slump and tight government budgets. The QG Communities program will promote planning that leads to more efficient government expenditures for infrastructure, economic development, and preservation of quality of life – *Creating our best tomorrow today!*

In closing, I want to thank all of the members of the Commission, present and past, who have devoted their time and energy to the important issues of growth in Utah. I also want to thank Governor Leavitt, the State Legislature and the staff of the Governor's Office of Planning and Budget for their support and advice. We have begun the work for quality growth. We've begun to change the context and concepts, but the problems have not gone away.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dan Lofgren'.

Dan Lofgren
Quality Growth Commission, Chair

Utah Quality Growth Commission
116 State Capitol
Salt Lake City, UT 84114
PH: 801.538.1027
FAX: 801.538.1547
www.governor.utah.gov/quality

7

Executive Summary
context for recommendations

11

Utah, the State of Quality Growth
selected indicators

31

Achievements of the Quality Growth Commission
mandates, members, principles, and policies

37

Quality Growth Communities
program and partners

41

County Resource Management Planning
program overview

45

21st Century Communities
program, participants, and Circuit Rider Planners

49

Community Planning Grants
program and projects

55

LeRay McAllister Critical Land Conservation Program
program and selected projects

63

Municipal Infrastructure Planning & Cost Model
project overview

67

Appendix
sources, listing of letters of support

Legislative Funding Recommendations

Priority #1: \$250,000 for GOPB to Provide Technical Support for Local Planning

(Current FY Funding: \$0)

Priority #2: \$250,000 for Local Planning Grants

(Current Funding: \$0)

Priority #3: \$2,750,000 for LeRay McAllister Critical Lands Fund

(Current Funding: \$482,600)

The “State” of Quality Growth

The Legislature asked the Commission to review progress *statewide* on accomplishing the purposes of the Quality Growth Act, and to report their findings to the Political Subdivisions Interim Committee by November 30 annually, beginning in 2002. The Commission interprets the statutory language broadly. The accomplishments of the Commission are only part of the story. Other entities have worked toward the same goals. Envision Utah, The Nature Conservancy, the regional Associations of Governments and other State agencies such as the Governor’s Office of Planning and Budget, Department of Natural Resources, Department of Agriculture and Food, and the Department of Community and Economic Development.

This report includes a sampling of indicators that are intended to illustrate the state of quality growth in Utah. In spite of the current economic slump, growth continues. In the 1990’s, Utah’s population grew 30% from 1.7 million to 2.2 million. Although the projection for the next decade is a slower increase, the state will increase by 19% adding 500,000 people. In 2002 some areas already experienced over 3% increase in population from 2000.

Good planning produces demonstrable results. For example:

- Land consumption has been slowed
- Public transportation opportunities have increased
- Water is being conserved
- Private property rights have been protected

However, there are some trends of concern:

- Housing prices should increase somewhat more than the historical long-term trend
- Traffic pressure on our roads will increase
- Utah’s per capita income is consistently lower than the U.S. average

Utah is among many states implementing quality growth.

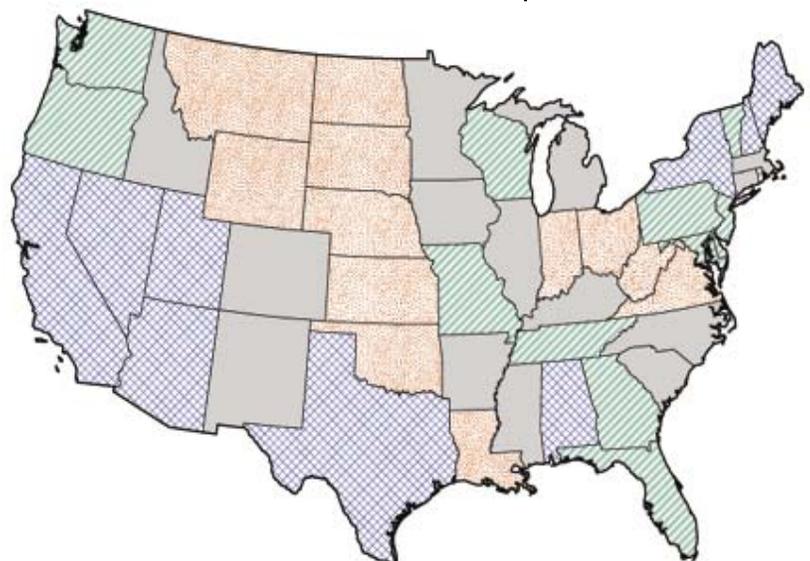
Teal (diagonal) = moderate to substantial reforms

Navy (cross hatch) = pursuing additional reforms

Dark Gray (solid) = pursuing first reforms

Dark Red (dots) = little or none

Source: American Planning Association



“We have begun the work for quality growth. We’ve begun to change the context and concepts, but the problems have not gone away.”

Dan Lofgren
October 2003

“Planning reforms and smart growth provide long-term savings by eliminating inefficiencies causing by inconsistent and uncoordinated planning. There is growing awareness, too, that poorly planned development is a hidden tax on citizens and communities alike.”

Planning for Smart Growth: 2002 State of the States

Planning is a key to how and when we get out of the economic slump

The American Planning Association reports:

As more states face deficit budgets, questions about the cost and efficiency of smart growth are more important than ever. Increasingly, the fiscal implications of unmanaged growth and change facing metropolitan areas, suburbs and neighboring towns are becoming an important catalyst to reform outdated planning and zoning laws. Planning reforms and smart growth provide long-term savings by eliminating inefficiencies causing by inconsistent and uncoordinated planning.

Planning for Smart Growth: 2002 State of the States

Several programs have leveraged State funds effectively through planning:

- Governor’s Office of Planning and Budget (*see pg.47-48*)
 - 21st Century Communities
 - Circuit Rider Planners
- Local Planning Grants (*see pg.49*)
- LeRay McAllister Critical Land Conservation Program (*see pg.55*)
- Rural Smart Sites (*see pg.18*)
- Municipal Infrastructure Planning and Cost Model (*see pg.63*)

Two new programs are being developed to improve efficient use of State funds and local economies:

- Quality Growth Communities (*see pg.37*)
- County Resource Management Planning (*see pg.41*)

Funding Recommendations

In January of 2001, the Quality Growth Commission recommended:

The State must allocate additional monies for state and local planning. ... The Commission firmly believes that quality growth in this state will not happen by accident or chance, but rather will require purposeful thinking about and careful preparation for the future. Additional money is needed for state and local government to do this, including data collection, mapping, locally driven planning processes, and tool development.

Implementing a Policy to Achieve a Net Gain of Private Land

Unfortunately, we have less today than we did in 2001. All state funding for local planning has been cut. The LeRay McAllister Critical Land Conservation Fund has been reduced by over 82%. By not adequately funding these programs, the State is leaving federal matching funds on the table and using its own funds inefficiently.

The Quality Growth Commission respectfully requests that the Legislature and the Governor restore funding to historical levels.

Priority #1: \$250,000 for GOPB to Provide Technical Support for Local Planning

(Current FY Funding: \$0)

This program has demonstrated success by providing local planning support through the Circuit Rider Planner Program and the 21st Century Communities Program. Restoring funding will assure continuation of these programs and also be the delivery system for implementing the Quality Growth Communities program and the County Resource Management Planning Initiative.

“Contrary to some opinions, rural Utah needs and wants these programs as much as urban Utah does.”

Wes Curtis
State Planning Coordinator

Priority #2: \$250,000 for Local Planning Grants

(Current Funding: \$0)

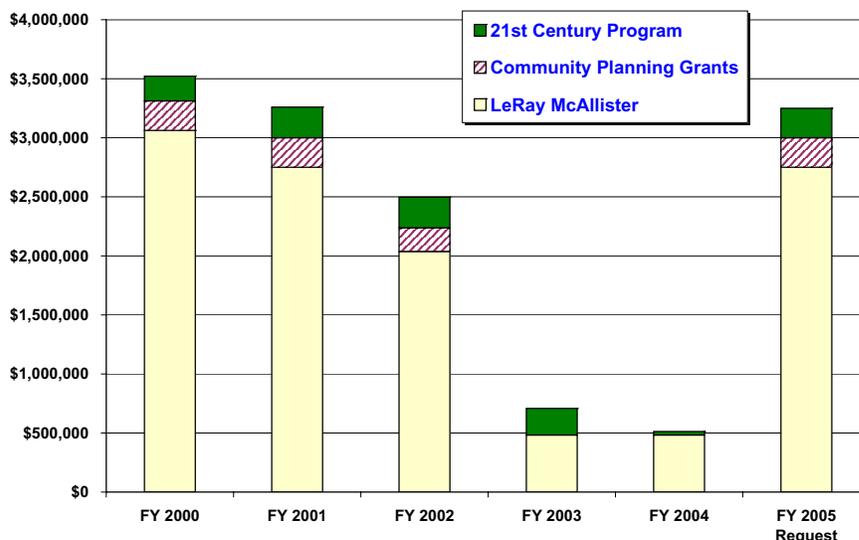
Planning grants have been awarded to communities that have demonstrated a desire to preserve their quality of life and plan for the future. There is no one right way to achieve the goals established by a community. Many communities have developed statutorily required general plans and housing plans. Other projects included downtown revitalization plans, performance zoning plans, water conservation plans, open space conservation plans, and transit-oriented development plans.

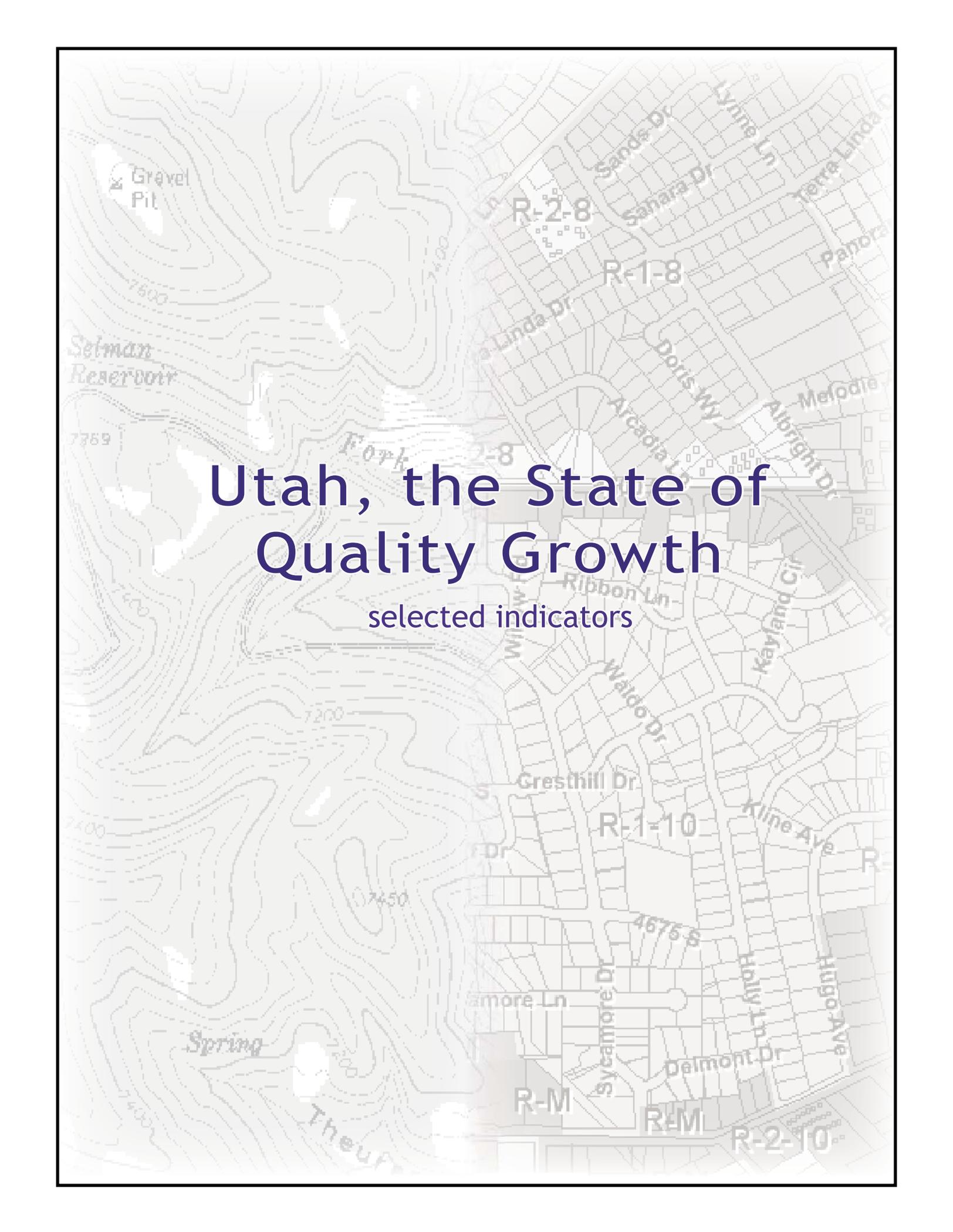
Priority #3: \$2,750,000 for LeRay McAllister Critical Lands Fund

(Current Funding: \$482,600)

This fund has preserved over 30,000 acres of land *critical to local communities* and the state. It effectively leverages federal farmland protection, federal forest legacy, non-profit, and local funds at a ratio of 1 to 5. The demand for preservation of critical lands is as great in rural Utah as in urban areas. Due to lower land values, more acreage can be preserved in rural areas. This meets the legislatively mandated criterion for cost-effective use of the funds.

History of Legislative Appropriations



A topographic map of a residential area in Utah, overlaid with a title. The map shows contour lines with elevations such as 7400, 7450, 7500, 7550, 7600, 7650, 7700, 7750, and 7800. A 'Gravel Pit' is labeled in the upper left. 'Selman Reservoir' is visible on the left side. The map features a grid of streets including Sands Dr, Sahara Dr, Lynne Ln, Terra Linda, Pandora, Doris Wy, Arcadia Ln, Albritght Dr, Melodie, Ribbon Ln, Kayland Cir, Waldo Dr, Gresthill Dr, Kline Ave, Sycamore Dr, Delmont Dr, and Hugo Ave. Zoning codes are marked: R-2-8, R-1-8, R-2-8, R-1-10, R-M, R-M, and R-2-10. A 'Spring' is labeled in the lower left. The title 'Utah, the State of Quality Growth' is centered in a large, dark blue font, with 'selected indicators' in a smaller, dark blue font below it.

Utah, the State of Quality Growth

selected indicators

POPULATION GROWTH

- From 1990-2000, the U.S. experienced a 13.2% growth in population. In that same period, Utah grew by 29.6%. — *U.S. Census Bureau*
- Some rural communities experienced significantly higher rates (Summit = 91.6%, Washington = 86.1%, Iron = 62.5%, Tooele 53.1%) — *U.S. Census Bureau*
- From 1990-2000, Utah grew by 30%, and is projected to grow another 19% from 2000-2010. — *Utah Governor's Office of Planning & Budget*
- "The Greater Wasatch is projected to increase from 1.9 million people in 2000 (~similar to the Sacramento metro area), to 3.1 million by 2030 (~similar to Phoenix metro area). — *QGET 2003 Baseline Scenario*

TRANSPORTATION

- The Utah Transit Authority opened its third light rail line in the Salt Lake area. UTA's ridership has grown consistently since 1998. — *Utah Transit Authority*
- Envision Utah conducted a public opinion survey and found that 88% of respondents favored expansion of the transit system. — *Envision Utah*
- The Wasatch Front Regional Council (MPO) has reorganized to share its responsibility to produce the Long Range Transportation Plan with its Regional Growth Committee. — *Wasatch Front Regional Council*

HOUSING

- Almost 600,000 new housing units will be constructed by 2030 (20,000 per year). Housing prices are expected to increase as the developable land decreases. — *QGET 2003 Baseline Scenario*
- Envision Utah conducted a public opinion survey and found that 80% of respondents favored more housing options in their community. — *Envision Utah*

CRITICAL LAND CONSERVATION

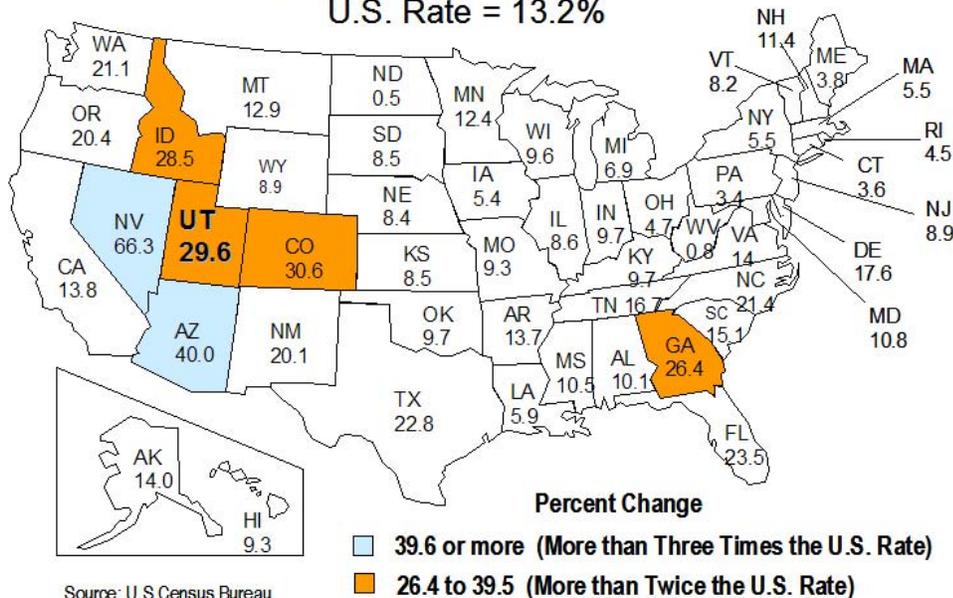
- The U.S. Forest Service has contracted with the Utah Governor's Office of Planning & Budget to assist them to draft three Forest Plans. — *Utah Governor's Office of Planning & Budget*
- The LeRay McAllister Critical Land Preservation program has appropriated nearly \$9,000,000 in grants for 31 projects. These funds have leveraged over \$43,000,000 in private sector and federal funds (1/5 ratio) to preserve over 33,000 acres. — *Utah Governor's Office of Planning & Budget*

Population Growth in the Rocky Mountain Region

The most recent Census found that the Nation has experienced a 13.2% growth rate over the past decade. However, growth is a particular challenge for the entire Rocky Mountain region - with most of those states encountering growth 2-3 times the rate of the Nation.

Percent Change in Population for States: 1990 to 2000

U.S. Rate = 13.2%

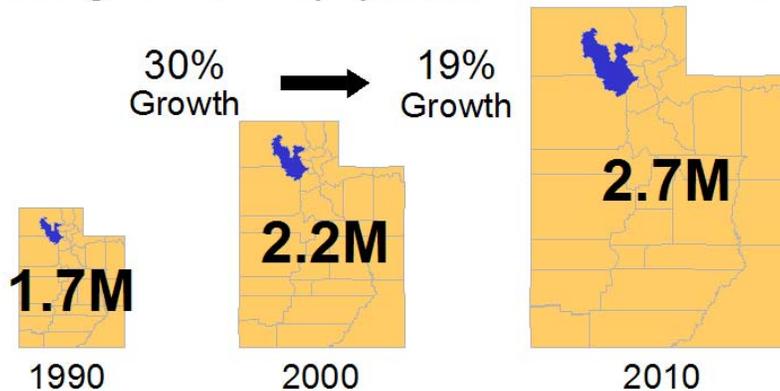


Source: U.S. Census Bureau

Utah's Rate of Growth

Utah ranked as the 4th fastest-growing state in the Country over the last decade. Current projections don't show slowing.

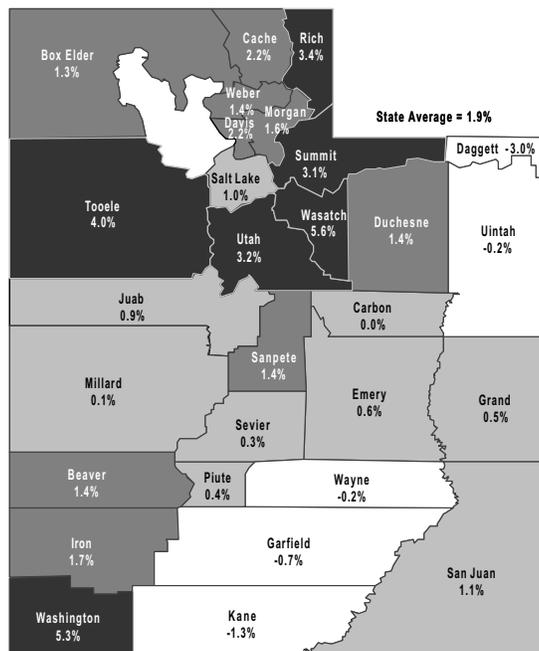
Change in Utah's population from 1990-2010



Source: Utah Governor's Office of Planning and Budget

Recent Population Growth by County 2001-2002

Utah's counties experienced varied growth rates in 2002. The most rapid growth in Utah occurred in counties within or adjacent to the northern metropolitan region, and in the southwestern portion of the State. The counties that are estimated to have grown faster than the State rate (1.9%) over the past year include; Wasatch County, with the highest growth rate of 5.6%, followed by Washington (5.3%), Tooele (4.0%), Rich (3.4%), Utah (3.2%), Summit (3.1%), Cache (2.2%), and Davis (2.2%).

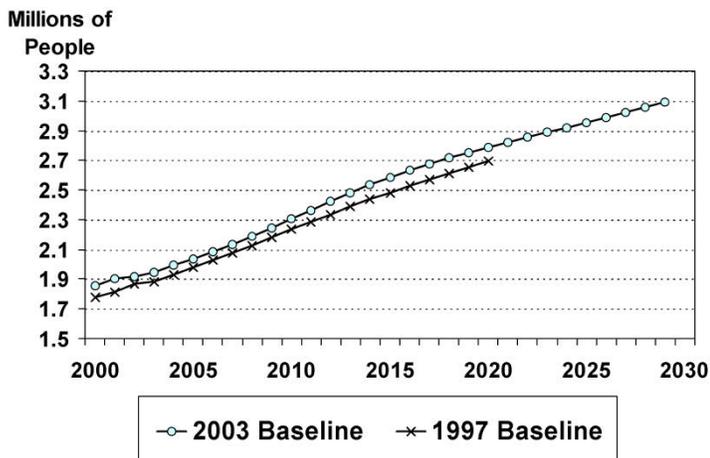


Source: Utah Population Estimates Committee

Projected Population Growth: 2030

The Greater Wasatch Area will average approximately 42,300 new residents a year between now and 2030. This is an annual population growth of roughly the current size of Logan. These new residents will require government services and infrastructure. They will also increase the levels of congestion and place tremendous pressures on open space, farmlands, and air quality.

Population Greater Wasatch Area



Source: Utah Governor's Office of Planning and Budget

QGET Growth Scenario - 2003

The Greater Wasatch Area includes 10 counties, about 100 cities and 160 special service districts. These multiple jurisdictions, along with state government and the Utah Transit Authority, share responsibility for providing infrastructure and services to two million people. The steady and rapid population growth within the region places increasing demands on these entities.

The Quality Growth Efficiency Tools (QGET) 2003 Baseline Growth Scenario for the Greater Wasatch provides a projection to the year 2030 **based on current trends and policies**. The 2003 Baseline is a revision of the 1997 QGET Baseline. Some of the findings of the latest analysis include:

...a consistent growth in population...

- The Greater Wasatch is projected to increase from 1.9 million people in 2000 (a population slightly larger than the Sacramento metro area) to 3.1 million by 2030 (a population slightly smaller than the current Phoenix metro area).

...service providers need to coordinate their efforts...

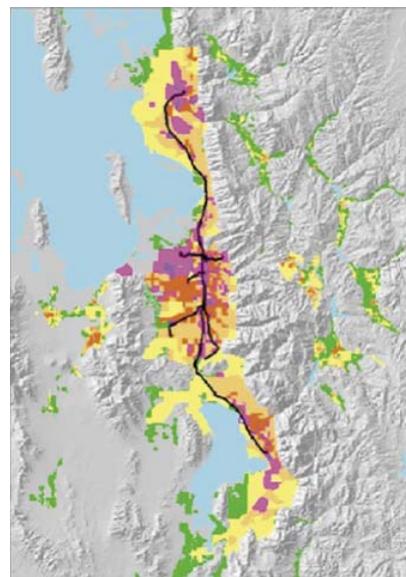
- Water is not a constraint to growth in the Greater Wasatch as long as residents are willing to pay for additional water development and water providers are willing to work together to deliver adequate supplies.

...housing will become increasingly less affordable ...

- Almost 600,000 new housing units will be constructed, an average of almost 20,000 per year. Over the next three decades, housing prices should increase somewhat more than the historical long-term trend due to the growing scarcity of developable land.

...land consumption rate slows...

- The current urban area occupies an estimated 389 square miles of land and is projected to increase to 615 square miles in 2020 and 697 square miles in 2030. Agricultural and other land uses will be converted to resident use as the demand for new housing continues to increase ... more transit-oriented development, and aggressive conservation of critical lands, are expected to slow the pace of land consumption by a decade.



Greater Wasatch Area
Developed Land, 2030
- QGET, 2003

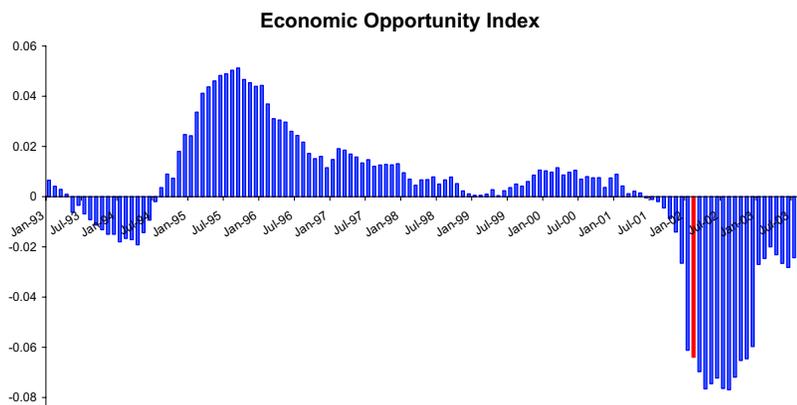
“Utah’s economic future is dependent upon its quality growth. The best employers demand it, and Utahns deserve it.”

- Governor Michael O. Leavitt
Honorary Co-Chair, Envision Utah

Economic Opportunity Index

The Economic Opportunity Index is a comparison of labor force growth and job creation in Utah. Currently, the labor force continues to grow and exceed Utah’s job growth rate.

The Economic Opportunity Index is greater than zero when job growth exceeds growth in the labor force. The index is calculated by subtracting the year-over growth rate in the labor force from the year-over growth rate in jobs.



Year-Over Job Growth

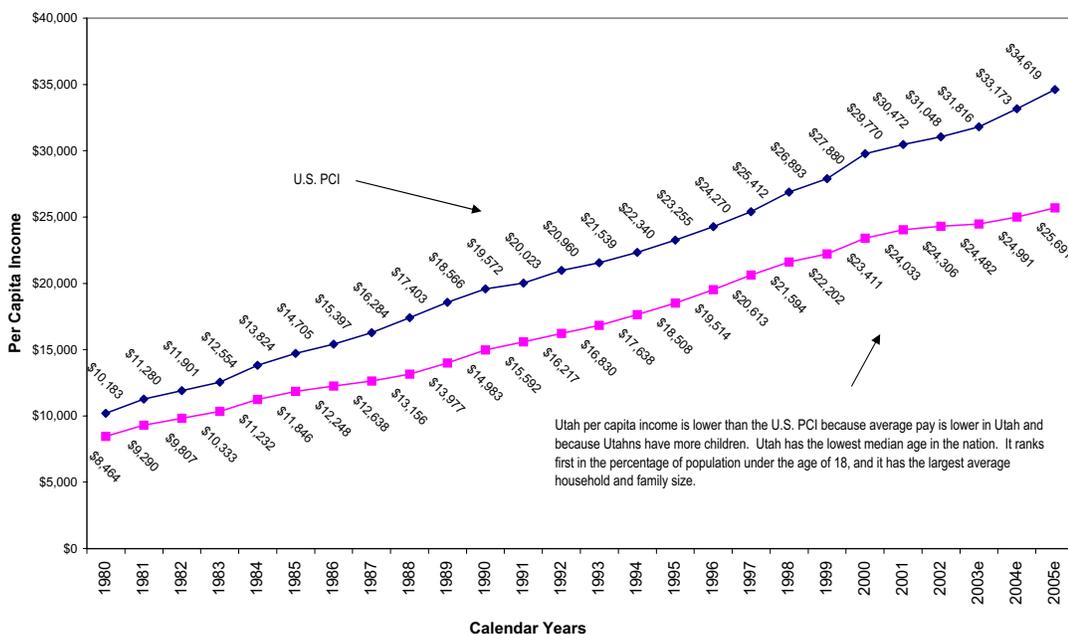
The Year-Over Job Growth table illustrates Utah’s job growth rate compared to the national job growth rate from the previous year to the current year. Although jobs are being created, the trend indicates that Utah is still experiencing the effects of a recession. There is still a current deficit of jobs.



Per Capita Income: Utah & U.S.

The Utah per capita income is consistently lower than the U.S. average because the average pay is lower in Utah and because Utahns have the largest average household and family size. Compounding this problem, the gap between the Utah and U.S. rate has continued to widen.

Per Capita Income: Utah and the U.S.



Household Income: Utah & U.S.

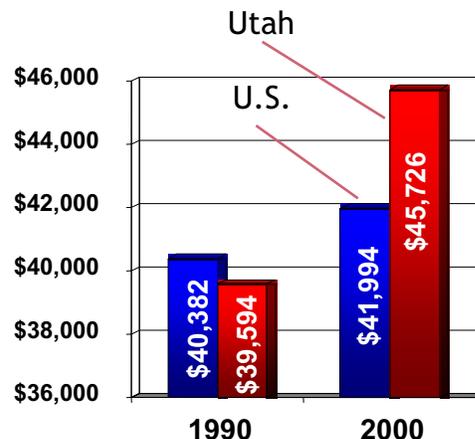
Utah's rapid economic growth throughout the 1990s, as well as our increase in educational attainment, resulted in higher household incomes and fewer Utahns living in poverty.

Utah's median household income was the fourth fastest growing among states from 1990 to 2000.

In 2000, Utah's median household income was 9% higher than the U.S. median.

There were fewer Utah families and fewer single mothers in the state living in poverty in 2000 than in 1990.

Median Household Income



Source: U.S. Census Bureau

Smart Sites Initiative

One of the goals set-forth by Governor Leavitt was to provide family-sustaining, technology-based jobs for rural Utahns. The "Smart Sites" program is intended to assist with this.

A Utah Smart Site is a facility with high speed internet bandwidth where a company employs trained rural workers to perform computer, telecommunications or data entry services for remote clients. Examples of services include help desk support, website design, computer programming, data entry, digital mapping, database development and software testing.

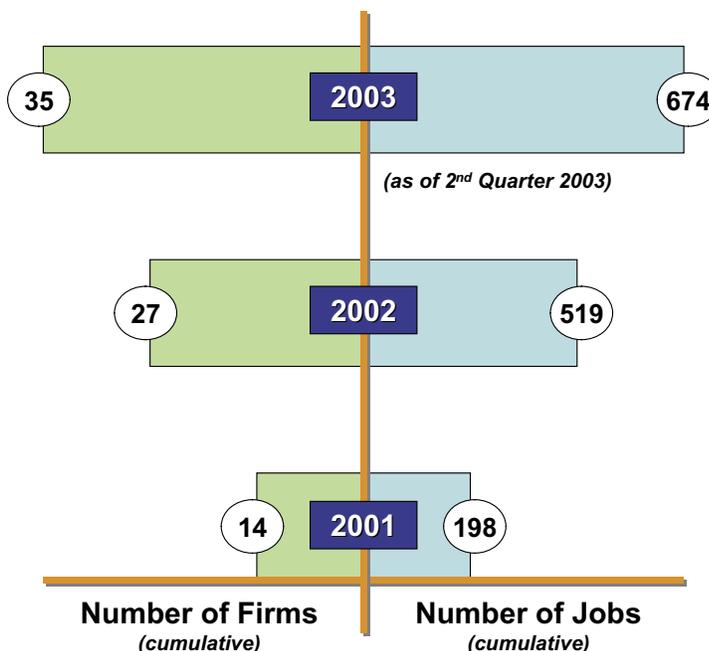
The Smart Site program recently received national recognition when the U.S. Department of Commerce honored it with their "2003 Innovation Excellence in Economic Development Award".



18

"In the information age, talent is king. No longer is a region's success defined by proximity to a seaport, rail station, gold mine or big city. Instead, a region's greatest economic asset is a livable community with free-flowing traffic, clean air and water, attractive natural landscapes, and fabulous places to recreate. The most prosperous economies will be those that retain or attract people with talent. And people with talent can live anywhere they want. They will choose places with life quality."

- Governor Michael O. Leavitt
1000-Day Plan, Strategy #3



Development of the Economic Ecosystem Concept

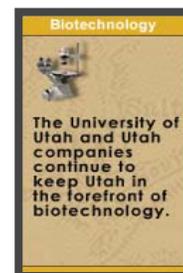
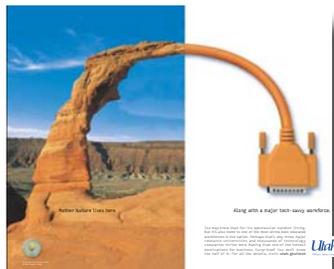
The Utah Economic Ecosystem concept was developed as a response to the fundamental question - *how does the State compete in the information economy?*

Research in regional competition proposes a metaphor for explaining how regions evolve and compete in the information economy. This is the metaphor of an “economic ecosystem”. Just as a biological ecosystem consists of symbiotic relationships among living organisms that grow and evolve over time, economic ecosystems are formed when a core group of technologies are nourished by essential nutrients that foster technological advancement and economic opportunities. Economic ecosystems consist of a network of economic institutions that co-evolve to create a thriving community of information economy firms.

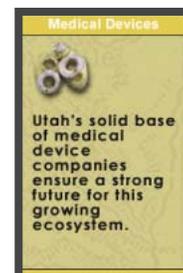
Enhancing Utah’s Economic Ecosystem

Utah is known for the more traditional elements of economic development (i.e. talented, educated workforce, and research universities), but some of the other elements of a productive economic ecosystem include:

- The availability of venture capital.** *The 2003 Legislature enacted House Bill 240 Venture Capital Enhancement Act to promote the formation of venture capital in Utah. HB 240 authorizes the use of tax credits on a contingent basis as an inducement to create a \$100 million “fund of funds” in Utah.*
- Infrastructure to facilitate business environment.** *The Utah Technology Alliance, led by Governor Mike Leavitt, acts as a bridge between the high tech business community and Utah state government. The Alliance focuses on the infrastructure needs of the high tech community.*
- Conducive physical environment and culture.** *The Utah Technology Alliance has developed citizen-led Task Groups to implement specific tactics to overcome inhibitors of economic growth.*
- Perceived image as a technology center.** *The Department of Community and Economic Development is developing Utah’s brand to attract capital, anchor companies, and experienced management for Utah technology companies.*



On November 1st, 2003, Governor Leavitt signed an executive order creating an Outdoor Recreation Economic Ecosystem Task Force, and directed the State Planning Coordinator to assist the group.

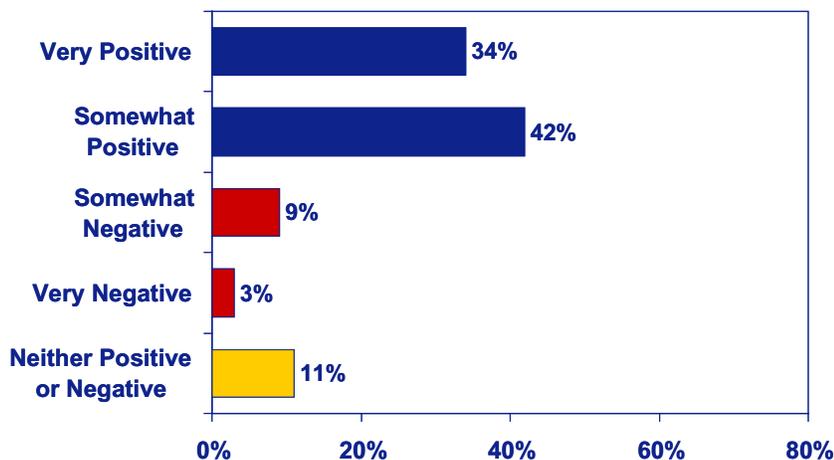


While all of these elements must exist in order to foster a healthy economic ecosystem, it is the synergistic interaction among these elements that determines the vitality and success of the region.

Public Opinion of I-15 Reconstruction

In May, 2003, Envision Utah contracted the Wirthlin Worldwide Consulting Group to conduct a random telephone survey of Wasatch Front residents regarding their opinions about community growth issues.

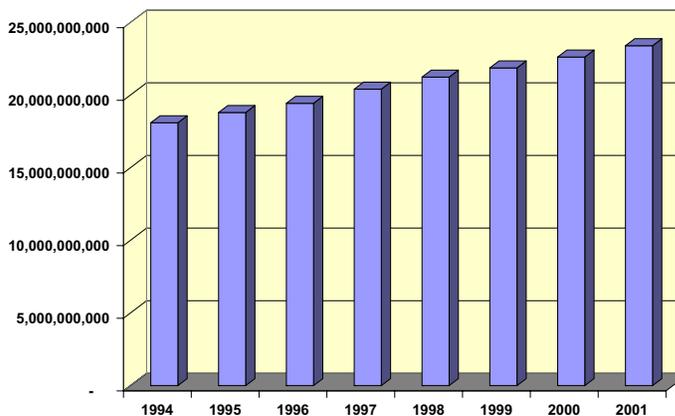
One of the questions was *“What is your impression of Interstate-15 SINCE it has been recently redeveloped in the Salt Lake County area?”*



- *“Enduring American and Utah Values Which Transcend Good and Bad Times”, prepared for Envision Utah, May 2003.*

Increasing Pressure on the Highway System

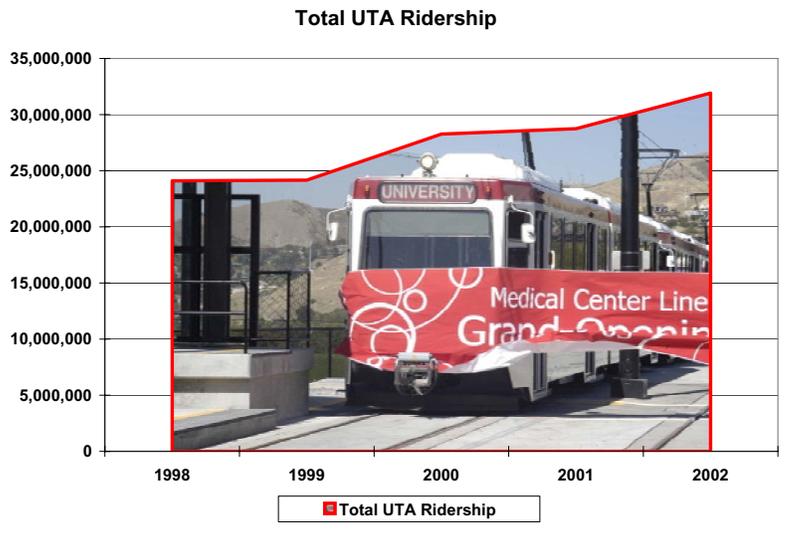
At the end of 2001, Utah’s highway mileage statewide was just over 42,206 miles. Utah’s roadways have experienced an increasing demand as population increases, trip lengths increase, and the number of trips increase.



Vehicle Miles Traveled (VMT), by definition, represents the annual travel on a section of roadway as determined from average daily traffic counts (ADT) multiplied by the length of the road section.

Transit Service & Expansion

The Utah Transit Authority (UTA) Medical Center Line officially opened on September 29, 2003. This is UTA's third light rail project to open ahead of schedule and under budget. The Medical Center Line brings the total number miles served by Light Rail to **19**. UTA's ridership has grown consistently since 1998.



The demand for transit capital projects is increasing along the Wasatch Front, but the contest for funding projects at the federal level is becoming increasingly competitive. The viability of UTA's project proposals are directly related to the operating efficiencies and ridership that will be accommodated and generated by it.

21

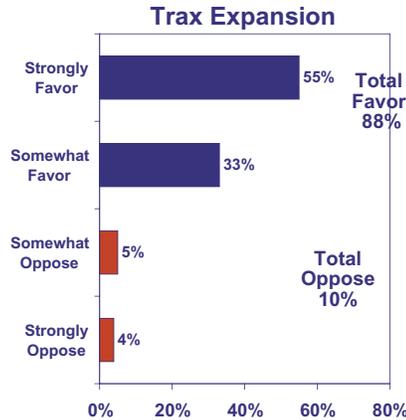
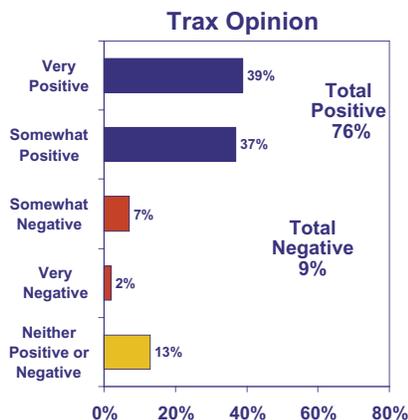
- John English, General Manager, UTA
September 2003

Public Opinion of Transit Service & Expansion

In May, 2003, Envision Utah contracted the Wirthlin Worldwide Consulting Group to conduct a random telephone survey of Wasatch Front residents regarding their opinions about community growth issues.

*What is your **impression of public transportation** SINCE the development of light rail, often referred to as Trax, in Salt Lake County?*

*Do you favor or oppose the **expansion** of light rail, often referred to as Trax, and other public transportation systems?*



- "Enduring American and Utah Values Which Transcend Good and Bad Times", prepared for Envision Utah, May 2003.

Collaborative Planning – Wasatch Front Regional Council

Wasatch Front Regional Council (WFRC) has had a Regional Growth Committee for several years. Historically, the Committee was chaired by an elected official, but its membership was primarily planners. The monthly meetings served as a forum for planners to coordinate their activities and share “best practices.”

In September 2003, the Regional Council reorganized its committee structure and elevated the regional growth committee to a full “Committee of the Council” made up of elected officials, with the planners now serving on technical committees to advise. The new growth committee has been assigned several important tasks. They include:

- developing regional growth principles,
- promoting quality growth in the region,
- looking at the nexus between transportation planning, (WFRC’s traditional mission), and land use planning, which is the mission of local governments, and
- developing the Long Range Transportation Plan for the Wasatch Front¹.

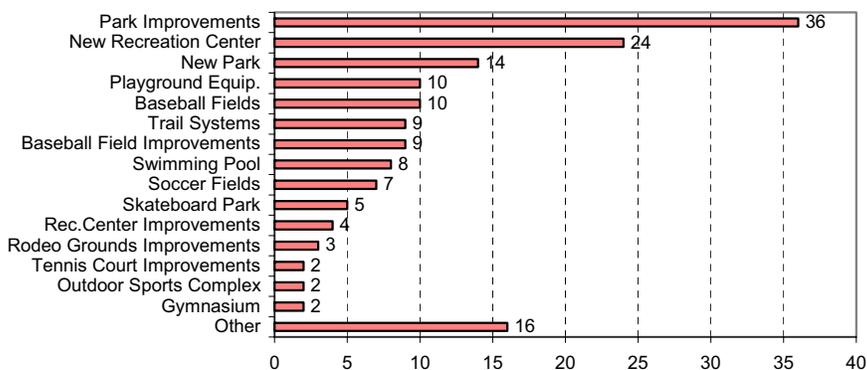
This reorganization should result in a greater awareness of the link between transportation planning and land uses, leading to better planned communities.

¹ The Transportation Committee, “Transcom”, is still responsible for the shorter range plans which allocate transportation funding.

Increasing Demand on Recreation Facilities

In 2002, the Division of Parks & Recreation conducted a public survey as part of their State Comprehensive Outdoor Recreation Plan (SCORP). On a regional basis, the need for park improvements was significantly higher in rural areas. Recreation centers were the top priority item demanded in urban areas. This was closely followed by park improvements and trail systems.

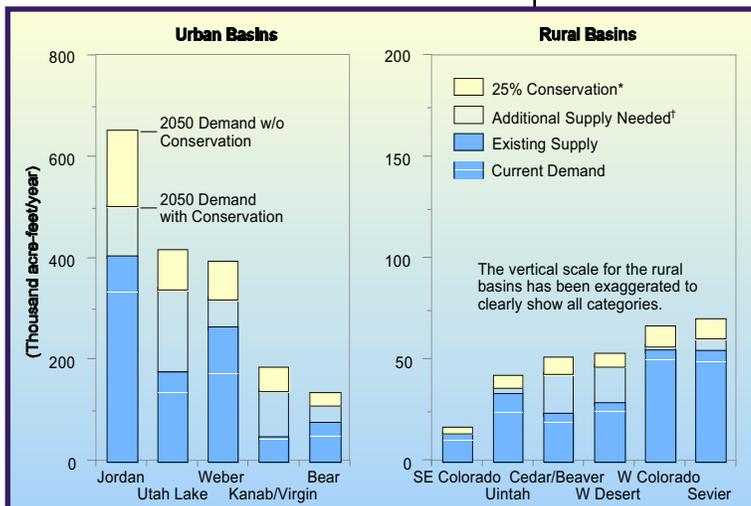
Top Priority Needs (Overall)



Water Conservation

The State Water Plan indicates that in most areas, water will not be a limiting factor of population growth. However, this does not mean that each community presently has ample water for its needs or the system capacity to deliver it. Rather, it means that in most places water could be made available if the necessary water transfers, agreements and infrastructure were in place.

The figure below illustrates the important role that 25 percent conservation can play in reducing municipal and infrastructure (M&I) water demands throughout Utah by the year 2050. For example, without water conservation, it is estimated that the Jordan River Basin would experience an increase above current demand of about 320,000 acre-feet per year by 2050. With conservation, this increase is cut nearly in half.



Source: Dept. of Natural Resources, Division of Water Resources

Alternative Energy Sources

Utah Power residents and businesses can purchase new pollution-free wind power through the Blue Sky program. Blue Sky helps encourage more wind energy development, reduces our reliance on fossil fuels and preserves resources for future generations.

With Blue Sky, customers purchase clean, renewable wind energy in 100 kilowatt-hour (kwh) increments, called blocks, for just \$1.95 per block per month. Each 100 kwh block represents about 14 percent of the average customer’s monthly electricity usage.

Advantages:

- Preserves our environment
- Conserves resources for the future
- Improves air quality
- Encourages more renewable power development

Already, more than 6,100 Utah Power customers have signed-up to purchase electricity generated from clean, renewable wind resources.



“Our interviews suggest that the greatest barrier to different (denser) housing types is not a lack of interest by developers and builders, but constraints of local policy. Many municipalities restrict housing types that the market would otherwise provide; many areas of the region have permitted only low-density units in the last two years.”

Greater Housing Analysis
ECONorthwest for
Envision Utah
September 1999, p.xi

“The expected growth in income does not necessarily mean households will purchase more large-lot dwellings. The expectation nationally is that the money will go into larger single-family and multi-family units with more amenities but on smaller lots.”

Greater Housing Analysis
ECONorthwest for
Envision Utah
September 1999, p.xii

Utah’s Housing Situation

The increase in housing prices in Utah led the nation between 1992 and 1997. Over this period housing prices in Utah increased by nearly 70%. The acceleration in housing prices in Utah was unprecedented and seriously threatened the dream of homeownership for thousands of Utah families.

The Legislative Response

House Bill 295: *“Providing Affordable Housing”*, was the Legislative response to a growing concern over rapidly rising housing prices. This legislation, which was passed in 1996, states “municipalities should afford a reasonable opportunity for a variety of housing, including moderate income housing.” The implementation mechanism of this Bill was to require cities and counties to draft and put into practice plans for encouraging affordable housing in their communities.

The Department of Community and Economic Development conducts an annual survey of cities and counties on their progress in their housing planning. The 2003 survey found:

City Housing Plans

- 138 completed, adopted
- 49 completed, not adopted
- 28 in development
- 21 done nothing

County Housing Plans

- 16 completed, adopted
- 3 completed, not adopted
- 6 in development
- 4 done nothing

Impact of Housing Legislation

A study on the effectiveness of HB 295 was recently conducted by the University of Utah’s Bureau of Economic & Business Research. They constructed a study area that included 52 cities with population greater than 5,000 residents.

They found that approximately 40% of all households in the study area had incomes that fell below 80% of the median income. Therefore, according to HB295, approximately 40% of all new housing units should have been constructed to meet the housing needs of low- to moderate-income households.

However, only 24% of the nearly 76,000 new housing units built in the study cities since 1997 were affordable. The vast majority of these new units (non-affordable and affordable) were single-family homes — 55,093, but only 9% or 4,967 of these single-family homes were affordable. Furthermore, it was found that in absolute terms, the amount of new affordable housing was heavily concentrated in just a few cities.

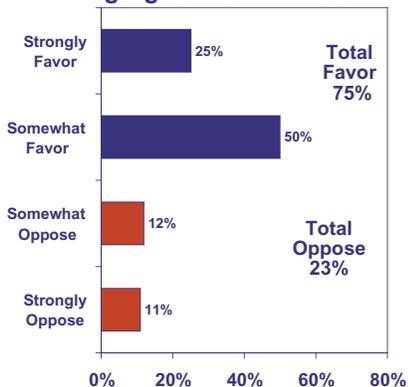
Public Opinion of Housing

In May, 2003, Envision Utah contracted the Wirthlin Worldwide Consulting Group to conduct a random telephone survey of Wasatch Front residents regarding their opinions about community growth issues.

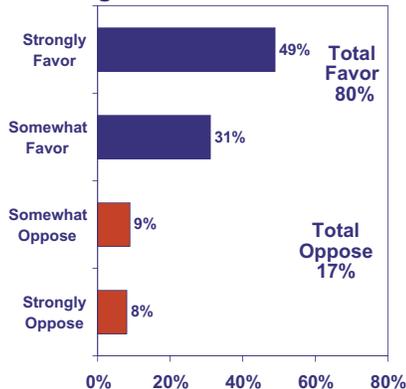
*Do you favor or oppose building a **variety of housing options** such as town homes, condos and apartments in your community to accommodate the increased number of young and older Utahns?*

*Do you favor or oppose that **each community, including yours, should have housing options** that accommodate income levels for police officers, school teachers, nurses, and fire-fighters?*

Housing Age Accommodations



Housing Income Accommodations

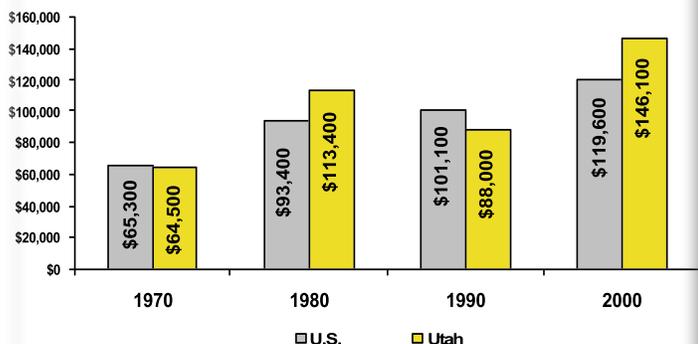


- "Enduring American and Utah Values Which Transcend Good and Bad Times", prepared for Envision Utah, May 2003.

Median Home Values

In Utah, the median value of a home grew at an average annual rate of 2.8% since 1970. Utah's 2000 median home value was \$26,500 higher than the median value for the nation.

Median Home Values in the U.S. & Utah: 1970 to 2000
(In constant 2000 dollars)



Note: The following CPI-U-RS factors were used for the respective years: 1970--3.8412, 1980--1.9795, 1990--1.2776.
Source: U.S. Census Bureau

LeRay McAllister Fund

The Utah Quality Growth Commission administers the LeRay McAllister Critical Land Conservation Fund, which was established by the Legislature through the Quality Growth Act of 1999. The Quality Growth Commission has set “defining principles” to ensure that public funds are used for projects that truly offer public benefits. Since 1999, the Commission has helped to conserve or restore over **33,509** acres of critical land throughout Utah. Grants have been approved in **13** counties. The approved grants total **\$8,479,236** in State funds, and have been matched with **\$38,789,958** of other funds — a leverage of greater than **one-to-five**.

CRITICAL LANDS PRESERVED

by STATE AGENCIES
in the last ~5years

Acres Preserved	LeRay McAllister Fund 33,509
Equivalent in size to:	Sandy & Draper Cities (33,664 acres)
Acres Preserved	Forestry, Fire & State Lands* 25,193
Area larger than:	Antelope Island State Park (28,022 acres)
Acres Preserved	Dept. of Transportation 2,230
Equivalent in size to:	Woods Cross City (2,304 acres)
Acres Preserved	Dept. of Agriculture & Food 29
Equivalent in size to:	Utah's Hogle Zoo (42 acres)
Acres Preserved	Div. of Parks & Recreation 475
Equivalent in size to:	Brian Head Ski Resort (540 acres)
Acres Preserved	Div. of Wildlife Resources 7,534
Equivalent in size to:	Hill Air Force Base (6,698 acres)
TOTAL ACRES	68,971
Equivalent in size to:	Bear Lake State Park (71,680 acres)

* projects that did **not** include the McAllister Fund

State Land Conservation Efforts

In addition to the Quality Growth Commission, other state agencies have a charge to preserve critical lands. Some of these have done projects that used matching funds from the LeRay McAllister Fund. Other projects have been done using other funds entirely. The Division of Forestry, Fire, and State Lands administers the Forest Legacy Program, which uses federal funds to preserve private forestlands. The Division of Wildlife Resources preserves habitat and the Department of Agriculture & Food preserves prime farmland. The Utah Department of Transportation also preserves wetlands mitigation sites. Together, state agencies and the McAllister Fund have preserved **69,971 acres**.

Non-Profit Conservation Groups

Several non-profit preservation groups are working within Utah to preserve critical lands, such as the Nature Conservancy, Utah Open Lands, Grafton Heritage Partnership Project, Rocky Mountain Elk Foundation, and the Trust for Public Land have preserved approximately **31,000** acres of sensitive lands in Utah over the last few years.

Forest Legacy Program

The Division of Forestry, Fire, and State Lands administers the Forest Legacy Program. Through the 1996 Farm Bill, this program works to identify and protect environmentally important private forest lands that are threatened by present and future conversion to non-forest uses. The program is also intended to ensure that both the traditional uses of private lands and the public values of America's forest resources are protected for future generations.

The program uses local resources (i.e. LeRay McAllister Fund or landowner donation) to leverage federal funding which provides 75% of total needed for the establishment of conservation easements. Through the use of these easements, private landowners are able to continue to own and work their land, preserve the economic value, and protect forest lands from conversion to non-forest uses.

To date, **40,484 acres** of Utah's forested lands have been preserved through the Forest Legacy Program and LeRay McAllister Fund.

FOREST LEGACY PROGRAM funds appropriated to Utah

1998
\$171,000

1999
\$1,220,000

2000
\$1,800,000

2001
\$4,200,000

2002
\$2,300,000

2003
\$3,600,000

2004
\$4,250,000

Farm & Ranch Lands Protection Program

The Farm and Ranch Land Protection Program (FRPP) provides matching funds to help purchase development rights to keep productive farm and rangeland in agricultural uses. Working through existing programs, USDA partners with State, Tribal, or local governments and non-governmental organizations to acquire conservation easements or other interests in land from landowners. USDA provides up to 50 percent of the fair market easement value.

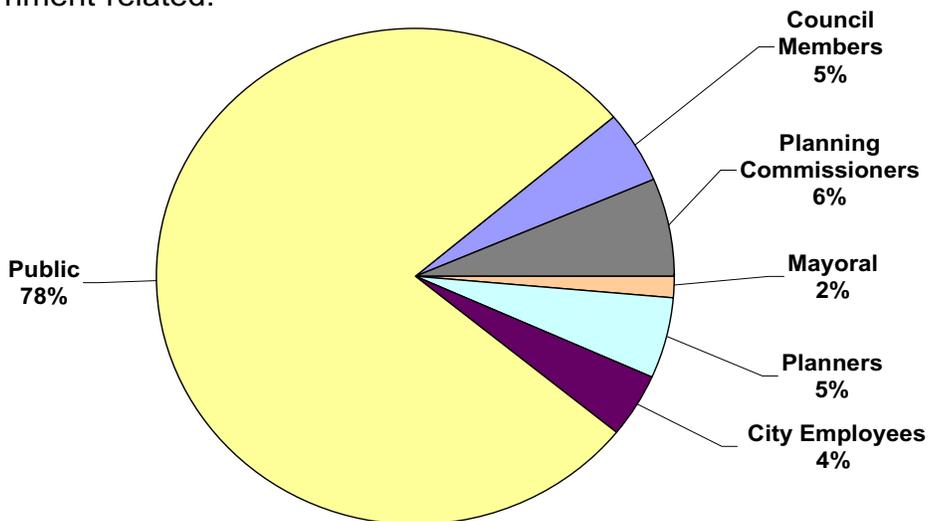
To qualify, farmland must: be part of a pending offer from a State, Tribe, or local farmland protection program; be privately owned; have a conservation plan for highly erodible land; be large enough to sustain agricultural production; be accessible to markets for what the land produces; have adequate infrastructure and agricultural support services; and have surrounding parcels of land that can support long-term agricultural production.

For federal fiscal year 2003, over \$67 million was appropriated to the program. The funds are allocated to states based on needs and programs. Utah was allocated \$920,700. This was down from over \$1 million in 2002, partly due to the fact that Utah only used \$50,000 of the 2002 allocation. Yet in 2003, applications for FRPP funds were up, exceeding \$4 million in need. Since all FRPP grants must be matched by 50% of which on more than 25% can be landowner donation, the State would need to provide at least \$1 million to meet the need.

The lack of local matching funds is often the greatest hindrance to obtaining federal funds from programs such as the Farm Security and Rural Investment Act of 2002 ("Farm Bill"), and the Forest Legacy Program.

Participation in Envision Utah Training & Workshops

Public interest in planning is significant. On average, only 20% of the people that participate in Envision Utah's training and workshops are government-related.



Participation in Envision Utah Training & Workshops

"I would encourage elected officials to understand the planning process; it will make their jobs easier. Planning seminars are a really good way to get up to speed in an atmosphere that is really enjoyable."

28

Judy Carmichael
Grand County
Council Member

Utah Local Governments Trust Training & Workshops

The Certified Citizen Planner Seminar is produced by the Utah Local Governments Trust in cooperation with the Center for Public Policy and Administration at the University of Utah. The seminar is supported by the Governors Office of Planning and Budget, the American Planning Association - Utah Chapter and the regional Association of Governments.

This workshop is intended to train elected officials and Utah residents on planning topics, and is available to all governmental entities in the State of Utah.

Since 1996, the workshops have trained **1,500** participants.



Rural Planning - Utah Rural Development Council

The Utah Rural Development Council exists to maintain and improve the quality of the life in rural Utah. The Council assists rural communities to achieve their locally determined objectives, and is a very important communication link to build and strengthen working, collaborative relationships among private, local, state, tribal, and federal agencies. The council serves as a proactive catalyst, working to remove barriers detrimental to rural development and to solve problems impeding development in rural Utah.

Current URDC programs include an annual rural summit, youth development, public land disputes, telecommunications and information technology, rural heritage industries, support of rural arts, rural health care, and value-added agriculture.

Project Profile:
Heritage Industry Development —
The Heritage Highway project is an effort to enhance Utah's heritage products, crafts, artisans, shops, and related amenities, particularly in rural areas. By working with private individuals and businesses along the highway, the Council seeks to promote heritage tourism and economic growth in Utah's unique rural communities.

Utah Center for Rural Life

The Utah Center for Rural Life is designed to engage rural people in evaluating and promoting rural development activities in the areas of community and economic development, education, health care, cultural arts, and planning.

The Utah Center for Rural Life provides many tools and programs within the context of collaboration, communication and education. Some of the more important offerings include:



- ❖ Utah Rural Summit
 - ❖ Rural Issues Forum
 - ❖ Rural Electronic Network
 - ❖ Rural Technology Support Network
 - ❖ Economic Development Training & Certification
 - ❖ “State of Rural Utah” Message to the Legislature
 - ❖ Rural Young Entrepreneur Search
 - ❖ Utah Rural Life Newsletter
- ❖ Rural Resource Library
- ❖ Rural Awards Gala

Wirthlin Worldwide - Public Opinion Survey

In May 2003, Envision Utah contracted the Wirthlin Worldwide Consulting Group to conduct a random telephone survey of Wasatch Front residents regarding their opinions about community-related issues.

One of the questions was, “please select the two most important issues that impact you, telling me which one is the most important to you, and which one is the second most important to you.”

[referring to the recent
Envision Utah survey]
“Growth planning: Poll
finds most haven’t heard
of it, but share its goals”
Joe Baird
Salt Lake Tribune
May 16, 2003

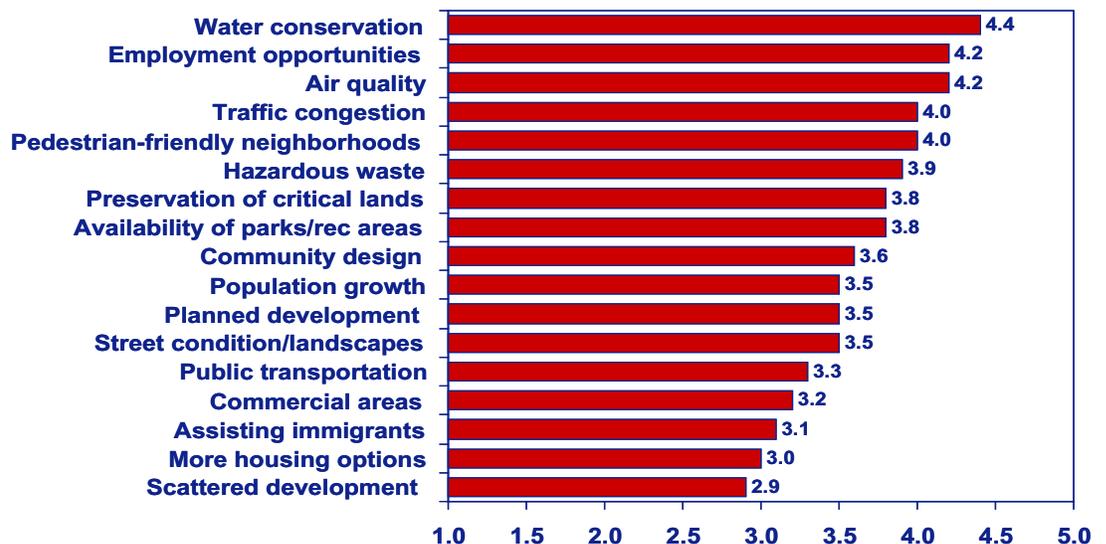
1st Most Important

41%	Education
21%	Employment opportunities
17%	Crime
6%	Highways, roads, etc.
6%	Air quality
4%	Growth
2%	Social services
2%	Availability of housing
1%	Public transportation

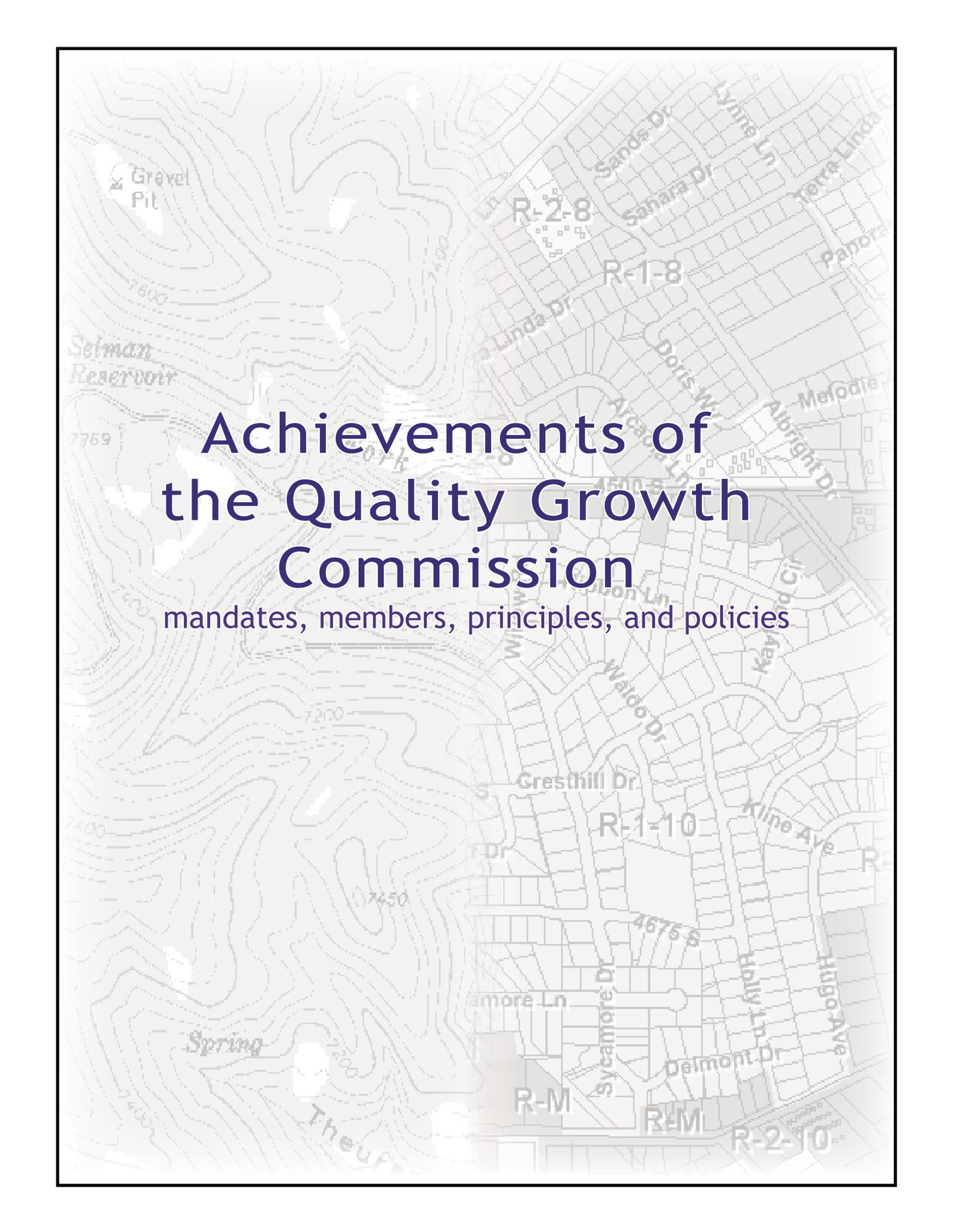
2nd Most Important

22%	Crime
22%	Education
14%	Employment opportunities
10%	Highways, roads, etc.
8%	Growth
7%	Air quality
6%	Availability of housing
6%	Public transportation
5%	Social services

The issues below illustrate those growth-related issues that were found to be the most important. Responses were ranked from “1” for not important, to “5” for extremely important.



- “Enduring American and Utah Values Which Transcend Good and Bad Times”, prepared for Envision Utah, May 2003.



A topographic map of a residential area, overlaid with a street grid and zoning codes. The map features contour lines indicating elevation, with labels such as 7600, 7400, 7200, 7000, and 6800. A 'Gravel Pit' is marked in the upper left, and 'Selman Reservoir' is labeled in the middle left. A 'Spring' is also indicated in the lower left. The street grid includes roads like Sands Dr, Sahara Dr, Lynne Ln, Terra Linda, Pandora, Doris Dr, Albricht Dr, Melodie, Kaye Cir, Kline Ave, Hugo Ave, Delmont Dr, Holly Ln, Sycamore Dr, Walden Dr, Gresthill Dr, and W. Dr. Zoning codes are scattered throughout, including R-2-8, R-1-8, R-1-10, R-M, R&M, and R-2-10. The map is semi-transparent, allowing the text to be clearly visible.

Achievements of the Quality Growth Commission

mandates, members, principles, and policies

Quality Growth Act

- Quality Growth Commission
- Mandates
 - Provide local governments with planning assistance, training, and incentives for implementation of quality growth principles and initiatives.
 - Administer the LeRay McAllister Critical Land Conservation Fund.
 - Recommend Principles of Quality Growth, how to define Quality Growth Areas, and advise the Legislature and Governor on growth management issues.

Quality Growth Policies

- Quality Growth Principles
- Net Gain of Private Land Policy

Quality Growth Programs

- Planning Grants
- LeRay McAllister Critical Land Preservation
- Municipal Infrastructure Planning Cost Model (MIPCOM)
- Quality Growth Communities (*soon to be implemented*)

Quality Growth Act of 1999

Due to rapid growth of population and housing in Utah, particularly within the greater Wasatch area, the increased costs of providing infrastructure to a growing population, and the disappearance of farm land and open space, the Governor and the Legislature passed and signed the “Quality Growth Act of 1999.” This legislation creates new opportunities for local governments seeking to preserve open lands. The Act supports critical land conservation, home ownership, housing availability, efficient development of infrastructure and efficient use of land. The act applies to cities and counties on a purely voluntary basis, and mandates nothing.

“We’re just trying to bring people together with a shared vision. Do you want to plan or do you want a haphazard approach? What is driving this is quality of life.”

Rep. Marda Dillree
3/3/99

Quality Growth Commission

The Quality Growth Commission has thirteen members who are appointed by the Governor and approved by the Senate. Staff services for the Commission are provided by the Governor’s Office of Planning and Budget, and partially by local entities through the Utah Association of Counties and the Utah League of Cities and Towns. Though the Commission holds no regulatory authority, it does have responsibilities in three broad areas:

- Provide local governments with planning assistance, training, and incentives for implementation of quality growth principles and initiatives.
- Administer the LeRay McAllister Critical Land Conservation Fund.
- Recommend Principles of Quality Growth, how to define Quality Growth Areas, and advise the Legislature and Governor on growth management issues.

Encouraging Quality Growth

The Commission is fulfilling their mandates by administering programs that include:

- Planning Grants (see pg.49)
- LeRay McAllister Critical Land Preservation (see pg.55)
- Municipal Infrastructure Planning Cost Model (MIPCOM) (see pg.63)

The Commission is excited to announce the implementation of the **Quality Growth Communities** program!

Quality Growth Principles

- **Local Responsibility** — *Local governments are responsible for planning and land use decisions in their own jurisdictions in coordination and cooperation with other government entities.*
- **State Leadership** — *The State’s role is to provide planning assistance, technical assistance, information and incentives for local governments to coordinate and cooperate in the management of growth.*
- **Economic Development** — *The State shall promote a healthy statewide economy and quality of life that supports a broad spectrum of opportunity.*
- **Efficient Infrastructure Development** — *State and local governments and the private sector should cooperate to encourage development that promotes efficient use of infrastructure and water and energy resources.*
- **Housing Opportunity** — *Housing choices and housing affordability are quality of life priorities and state and local governments should cooperate with the private sector to encourage both.*
- **Conservation Ethic** — *The public sector, private sector and the individual should cooperate to protect and conserve water, air, critical lands, important agricultural lands, and historical resources.*

Summary of Commission Expenditures

The table below provides a snapshot of how commission funds have been spent.

Please refer to specific sections of this report for details on program expenditures.

Revenue Source			Program Distribution	
Fiscal Year	Appropriation	Other Sources ³	LMF ¹	QGC ²
1999	\$100,000	\$80,000 ⁴ \$10,238	\$100,000 \$80,000 \$10,238	
2000	\$3,000,000	\$311,760 ⁵ \$174,472	\$2,750,000 \$311,760 \$174,472	\$250,000
2001	\$3,000,000	\$260,505	\$2,750,000 \$260,505	\$250,000
2002	\$2,237,200	\$60,165	\$2,037,200 \$60,165	\$200,000
2003	\$482,600	\$39,385	\$482,600 \$39,385	
2004	\$482,600	\$5,624 ⁶	\$482,600 \$5,624	
Column totals	\$9,302,400	\$942,149	\$9,544,549	\$700,000

Total Quality Growth Funds for Six Years: \$10,244,549

¹ LeRay McAllister Critical Land Conservation Fund

² Quality Growth Commission funds are appropriated to the Governor's Office of Planning & Budget and are used for local planning grants and Commission expenses

³ Interest earned on LMF, unless otherwise noted

⁴ Sale of State Park land

⁵ The Legislature appropriated a retro-active rate reduction refund from Utah Power & Light to the LMF

⁶ First quarter interest

Net Gain of Private Land

To offset the preservation of lands, the state has a policy to assure that a sufficient base of private land remains available for development and property taxes. The Commission has studied this issue and developed a policy for the state to increase the amount and value of private land. The Net Gain of Private Land Policy emphasizes four actions:

- **Achieve Net Gain.** The Commission recognizes that private lands serving a compelling public purpose should be preserved and, conversely, public land not serving a compelling public purpose should be converted to productive private use. The Commission believes it is in the state's best interest to facilitate the reallocation of public and private lands to best meet the needs of current and future residents. Due to the preponderance of publicly owned land in the state, the state must strive over time to achieve a net gain of private land.
- **Set High Standards.** State critical land preservation funds should only be used for the truly critical and highest priority projects, which serve a compelling public and statewide interest. Decisions about the use of these funds must include a balancing of conservation and economic interests of the state since both are relevant to quality growth.
- **Build Capacity to Monitor.** The State must implement the necessary procedures to monitor the goal of a net gain of private land and to set high standards for state involvement in land conservation.
- **Provide More Resources for Planning.** Prudent decisions require careful research, accurate information and long-term strategic thinking. In order to make the best decisions, the state must provide additional resources for critical land planning and other state and local planning activities. The primary source for conversion of public land to private ownership or economic use is the State of Utah School and Institutional Trust Lands Administration (SITLA). SITLA engages bi-annually in a sales process that auctions parcels of Trust land to private buyers. More than one third of Utah's current private land was at one time under SITLA's management. Land acquired by SITLA through federal exchanges can also be turned around and sold to the private sector, not only adding to the Trust's permanent funds, but also increasing private ownership around the state. In recent years, SITLA has exchanged 106,000 of scattered state-owned lands for 120,000 acres of federal lands that are suitable for residential, commercial, oil, gas, and mineral development.

"No one on this floor cares more about private property rights than me. I do know what's in this bill. In every concern I've raised with Garn, he has changed the bill to meet my concerns."
 Sen. Thomas Hatch
 3/3/99

"Open space preservation is a high priority of this administration [Farmington City]."
 - Gregory Bell, Mayor,
 Farmington City
 Letter of Support, April 2000

Commission Membership

Chair

Dan Lofgren
President, Utah Home Builders

Vice Chair

Shauna Kerr
Summit County Commissioner

State Government

Cary Peterson
*Commissioner; Department of
Agriculture and Food*

Bob Morgan
*Executive Director; Department of
Natural Resources*

Municipal Government

Lewis Billings
Mayor of Provo

Carlton Christensen
Salt Lake City Council Member

Dennis P. Larkin
Mayor of Holladay

County Government

Gary Herbert
Utah County Commissioner

Carol Page
Davis County Commissioner



Real Estate

Max D. Thompson
Broker, Mansel and Associates

Farm Community

Kenneth R. Ashby
President, Utah Farm Bureau

David Allen
Rancher / Business Owner

At-Large

Brad Barber
Private Consultant

Former Members

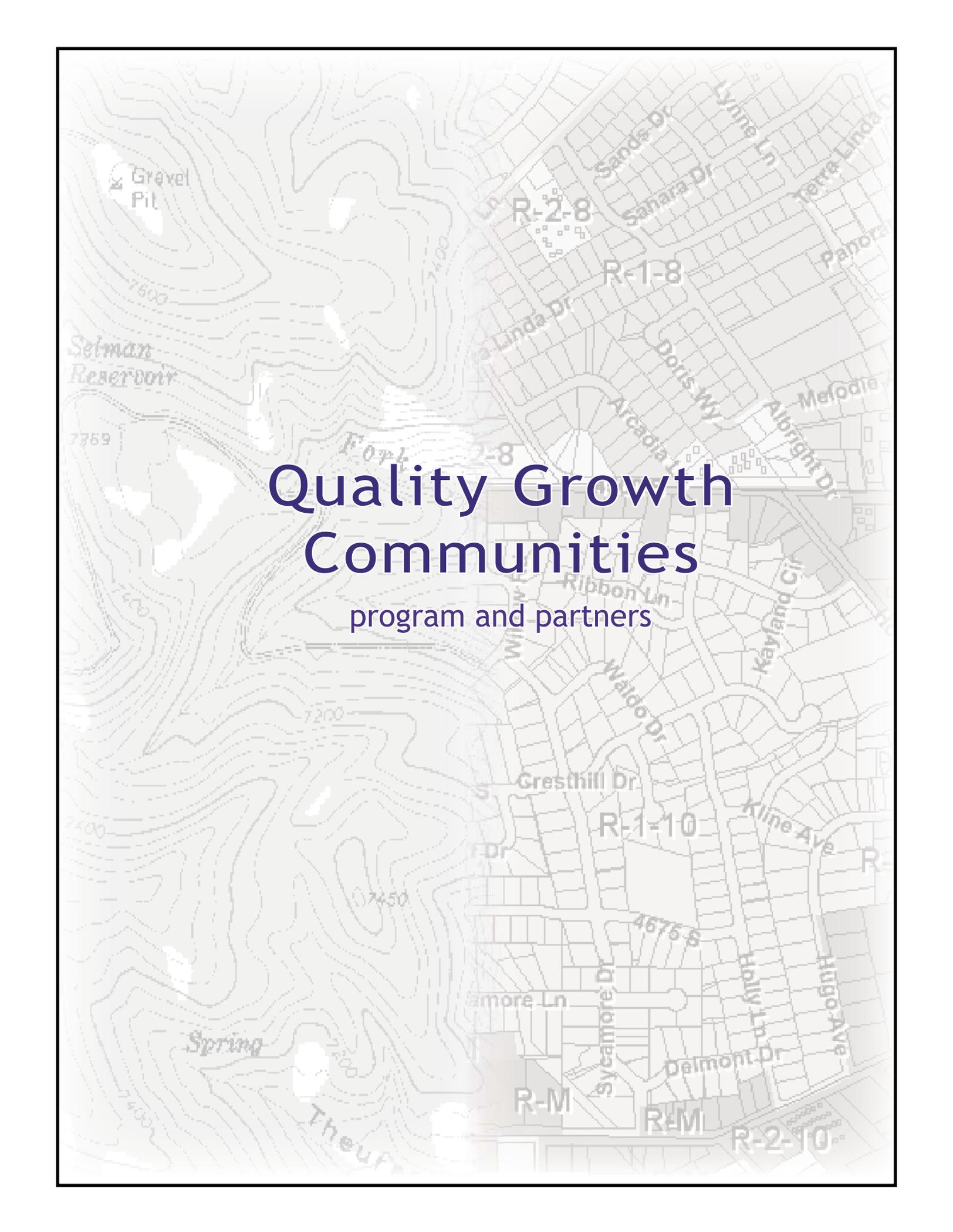
Jon Huntsman Jr
Lee Allen
Leland J. Hogan
Dee Allsop
Kathleen Clarke
Jerry Stevenson

36

"The Commission has met with local officials and hosted public meetings in every county of the State [regarding development of the Quality Growth Principles]."

Mayor Lewis Billings
Provo City





The background is a topographic map showing contour lines and street names. The map includes labels for 'Gravel Pit', 'Selman Reservoir', 'Spring', and 'Theur'. Street names include 'Sands Dr', 'Sahara Dr', 'Lynne Ln', 'Terra Linda', 'Panora', 'Doris Wy', 'Albright Dr', 'Melodie', 'Arcadia Ln', 'Ribbon Ln', 'Kayland Cir', 'Waldo Dr', 'Gresthill Dr', 'Kline Ave', '4675 S', 'Sycamore Dr', 'Delmont Dr', 'Holly Ln', 'Hugo Ave', 'Sycamore Ln', '4675 S', 'Sycamore Dr', 'Delmont Dr', 'Holly Ln', 'Hugo Ave', 'Sycamore Ln', '4675 S', 'Sycamore Dr', 'Delmont Dr', 'Holly Ln', 'Hugo Ave'. Zoning codes include 'R-2-8', 'R-1-8', 'R-2-8', 'R-1-10', 'R-M', 'R-M', and 'R-2-10'.

Quality Growth Communities

program and partners

Quality Growth Act

- Define “Quality Growth Areas”
- Identify incentives that could be provided

Quality Growth Communities Program

- Vision
- Definition
- Certification Requirements

State Agency Partners

- Department of Environmental Quality
- Department of Natural Resources
- Department of Community and Economic Development
- Department of Transportation

Quality Growth Communities Program

Purpose

The Quality Growth Act of 1999 created the Quality Growth Commission and charged the commission with several important tasks. These include:

- Assisting local governments with land use planning
- Conserving critical lands through administering the LeRay McAllister Critical Land Conservation Fund.
- Advising the Governor and the legislature on growth management issues.

They were also asked to define Quality Growth Areas, and identify incentives that could be provided to communities which establish such areas. After much debate, the Commission chose to refer to Quality Growth Areas as Quality Growth Communities, and create a program for recognizing and rewarding communities which are so certified. This is the genesis of the Quality Growth Communities Initiative.

The purpose of this initiative is to bring state funding for infrastructure improvements into alignment with the Quality Growth Principles that were adopted by the Quality Growth Commission:

- To provide priority funding for communities that choose to be certified.
- To provide recognition to communities that plan for the future.
- To help local governments to do what they do better.
- To direct state infrastructure funds to designees.
- To encourage local governments to deliver services efficiently.

Vision

A Quality Growth Community creates a responsible balance between the protection of natural resources - land, air, and water - and the requisite development of residential, commercial, and industrial land to accommodate our expanding economy and population.

It integrates multiple housing choices with commercial areas and preservation of critical land. Quality Growth Communities also use infrastructure, natural resources, and public resources efficiently. A Quality Growth Community recognizes the impact it has on neighboring communities and seeks to cooperate to solve common problems while protecting private property rights.

Certification and Requirements

Quality Growth Communities get recognition and priority for State funding.

- Certification is voluntary, incentive based, and technically assisted.
- A community that does not meet these requirements will not be certified.
- Not every requirement applies to every community.

"The sense I get in Utah is it has to be built from the ground up. It has to be built from the people. The Governor and the Legislature are trying to set up a framework, not to force anyone to do anything but to make it voluntary."

- John Fregonese
10/18/98

“A Community’s planning decisions make the most impact on potential transit ridership ... A coherent approach to economic development, housing, and infrastructure - safeguarded by an ethic of conservation, is a fundamental effort in establishing an environment that is transit-supportive.”

- John English, General Manager, UTA
Letter of Support,
September 2003

For purposes of certification, a community is a political subdivision, but multiple communities may cooperate to meet the requirements for certification on a regional basis.

To be certified, a community must enact plans and ordinances in the areas of:

- Economic Development
- Infrastructure
- Housing
- Conservation Ethic

Communities will apply to the Quality Growth Commission for certification when they feel that they have met the requirements for certification. Applications will be reviewed by a subcommittee of the Quality Growth Commission which will recommend certification for those communities meeting the requirements, and certification will be made by the Commission.

Benefits

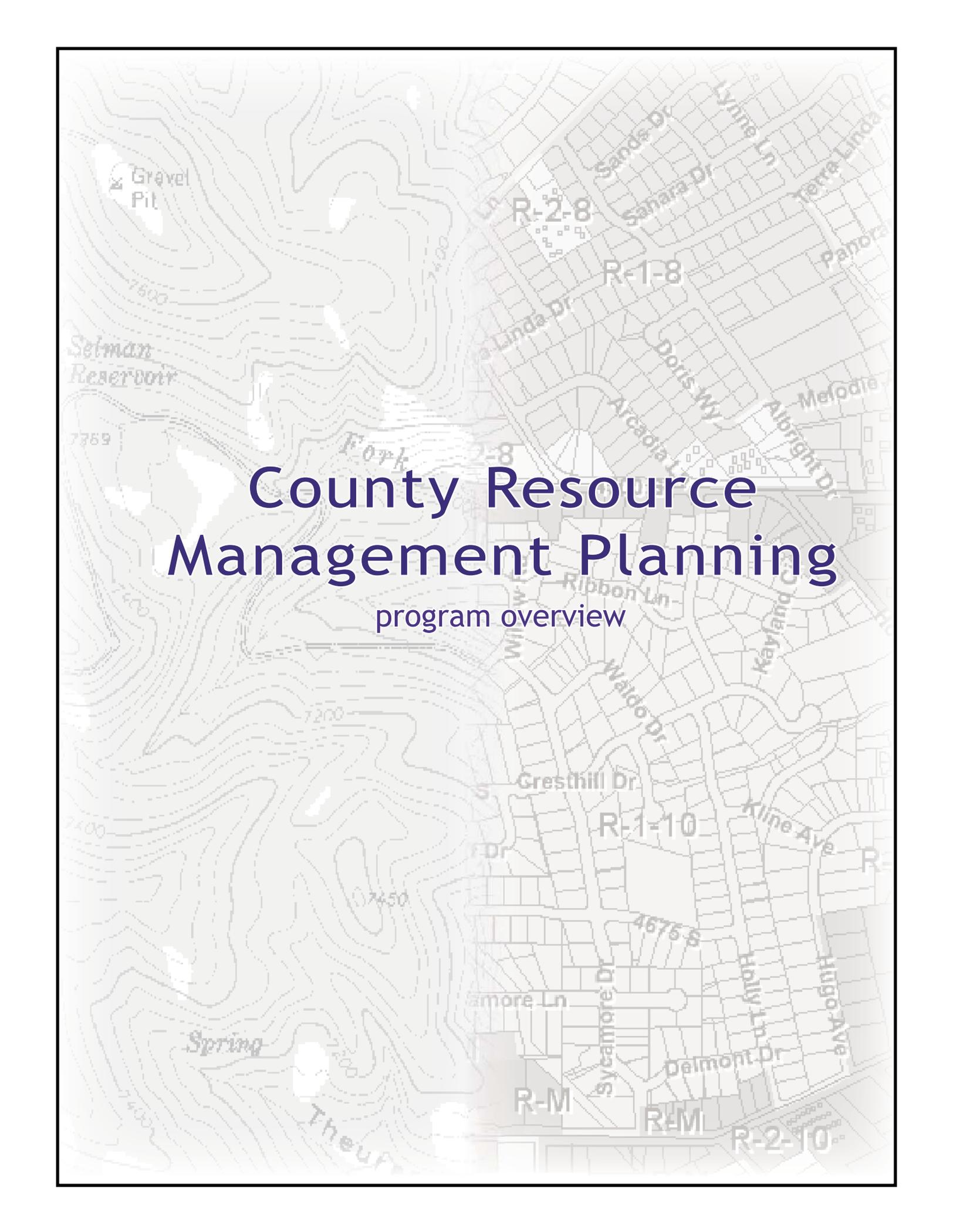
Certified communities will receive priority access to state funds for infrastructure. Currently, there are four state agencies who are partners in this effort. The agencies and the proposed incentives appear below.

- Department of Environmental Quality
 - Division of Water Quality
 - Division of Drinking Water
 - Proposed Benefit is preferential terms for water loans.
- Department of Natural Resources
 - Division of Water Resources
 - Proposed Benefit is preferential terms for water loans.
- Department of Community and Economic Development
 - Proposed Benefit is priority access to CDBG and CIB funds
- Department of Transportation
 - Proposed Benefit is priority access to Enhancement and Safe Sidewalk Funds

Additional benefits are being developed working with these and other state agencies. It is our intention that the “Book of Benefits”, will expand as more state monies are included in the program.

Implementation

The requirements for certification, and the benefits to be received by designees, are being finalized now. We anticipate implementation of the initiative by October 2003, with the first communities being certified in early 2004.



County Resource Management Planning

program overview

County planning efforts need to be strengthened in three key areas:

- 1) Planning for growth;
- 2) Inter-jurisdictional Coordination, and;
- 3) Planning relative to public lands uses, access, resources, and land management agency plans.

In order for local objectives and desires to be appropriately considered in Federal decision making processes, the county's general plan must be very specific and articulate in addressing the issues that are pertinent to Federal land agency planning and decision making.

County Resource Management Planning Program

Except for a few notable exceptions, county governments in rural Utah are generally not at the level they need to be with regards to their general plans and their on-going planning activities. County governments occupy a critical place in rural planning because of their role in coordinating with cities and other governmental jurisdictions within county boundaries, and because of their inescapable social and economic connections to Federal and state public lands — and thus with Federal and State lands management agencies. Counties governments also play a leading role in economic development activities, which inevitably affect, and are affected by, land use planning objectives.

In contemplating the planning needs of rural counties, it appears that county planning efforts need to be strengthened in three key areas: 1) Planning for growth; 2) Inter-jurisdictional Coordination, and; 3) Planning relative to public lands uses, access, resources, and land management agency plans.

One of the most cost effective ways to strengthen county planning efforts in these areas would be to develop, and make available, a planning “tool kit” which would provide information, ideas, contacts, examples, self-assessments and other resources that could assist and support county planning efforts. With the tool kit resources in hand, and with the involvement of the regional Circuit Rider Planners, counties will be able to significantly strengthen their general plans and better position themselves to deal with the challenges of a rapidly changing world.

The tool kit would provide planning tools that are specific to the three key areas:

Planning for growth

This would include aides for the development of policies and ordinances that address such issues as land use planning and zoning, lot size & density, critical lands preservation, and the cost effective provision of services and infrastructure for development that takes place outside of municipal boundaries.

Inter-jurisdictional Coordination

This section would identify the various entities and jurisdictions that should be included in effective planning processes, and would identify forums and mechanisms that can facilitate inter-local coordination. It would also provide information pertaining to such things as inter-jurisdictional sharing of services and infrastructure costs, and the legal vehicles for coordination

and cooperation – such as Special Service Districts, MOUs, Associations of Government, ordinances, etc.

Public Lands Planning

The basis for local planning relative to Department of Interior lands is found in the Federal Lands Policy Management Act (FLPMA), Section 202, paragraph C9: *“Land use plans of the Secretary under this section shall be consistent with State and local plans to the maximum extent he finds consistent with Federal law and the purposes of this Act.”*

The US Forest Service has similar guidelines respecting consistency with local plans.

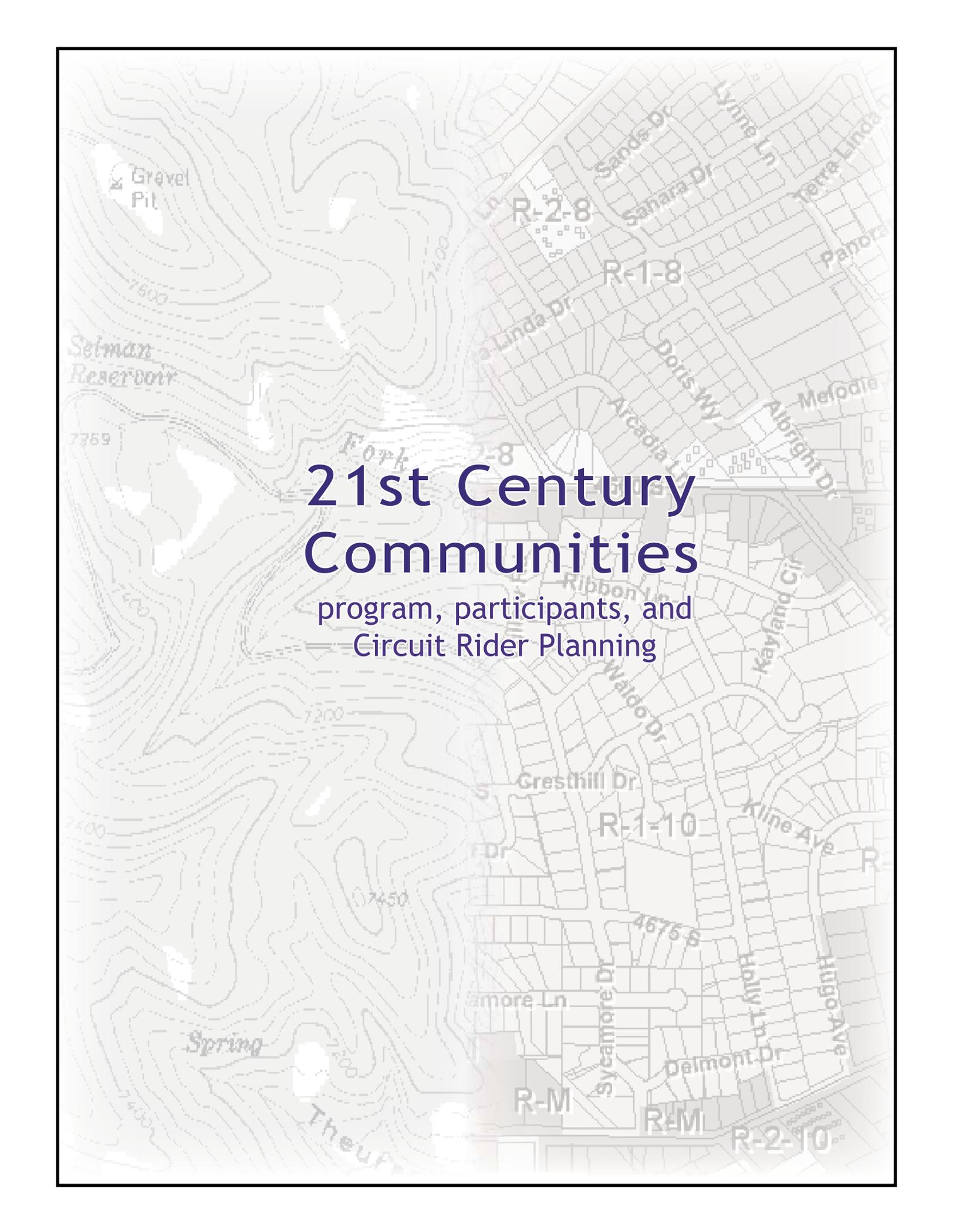
At the same time, the State of Utah has an obligation to ensure consistency with local plans as it responds to proposed Federal plans and actions through its consistency review process.

These provisions create a strong incentive for county governments to develop appropriate local plans and planning processes as a means for addressing public lands related issues.

In order for local objectives and desires to be appropriately considered in Federal decision making processes, the county’s general plan must be very specific and articulate in addressing the issues that are pertinent to Federal land agency planning and decision making. It is important that these plan elements be identified, and that appropriate tools and language be developed to assist counties in strengthening their plans and ordinances in ways that are meaningful and impactful in the eyes of the Federal land management agencies.

The following are examples of the kinds of elements that could be considered for a public lands planning tool kit:

- | | |
|---|---|
| Watershed Protection / Management | Recreation Activities |
| Fire Suppression / Fire Preparedness Plans | Cultural & Historic Activities, Sites, Structures and Landscapes |
| Critical Lands and Critical Habitat | Economic Development (Extractive industries, agriculture and ranching, economic analyses, etc.) |
| Transportation (this would include access, maintenance, and 2477 issues) | Participation in Federal planning processes (Cooperating Agency Status, etc.) |
| Tourism (including visitor management, facilities, interpretation, permitting, guide & outfitter businesses, signing, etc.) | Water Issues |
| Public Safety (Search & rescue, law enforcement, ambulance & medical services, communications, etc.) | Wilderness Designations |
| | Valid Existing Rights |



The background is a topographic map showing contour lines and street names. The map includes labels for 'Gravel Pit', 'Selman Reservoir', 'Fork', 'Spring', and 'Theur'. Street names include 'Sands Dr', 'Sahara Dr', 'Lynne Ln', 'Terra Linda', 'Panora', 'Doris Wy', 'Albright Dr', 'Melodie', 'Arcadia Ln', 'Ribbon Ln', 'Kayland Cir', 'Waldo Dr', 'Gresthill Dr', 'Kline Ave', '4675 S', 'Sycamore Dr', 'Holly Ln', 'Hugo Ave', 'Delmont Dr', and 'Samore Ln'. Zoning codes such as 'R-2-8', 'R-1-8', 'R-1-10', 'R-M', 'R&M', and 'R-2-10' are also visible.

21st Century Communities

program, participants, and
Circuit Rider Planning

The challenge of the **21st Century Communities Program** is to:

- Prepare rural Utah for unprecedented population and visitor growth
- Create new jobs and reduce unemployment
- Diversify rural economies
- Protect quality of life

The **Circuit Rider Planner Grant Program** is a tool to provide planners and other planning assistance to groups – or consortiums – of rural communities and counties that would otherwise be unable to dedicate the resources necessary to obtain professional planning aid.

21st Century Communities Program

In 1998, Governor Leavitt and the Governor’s Rural Partnership Office extended an invitation and a challenge to rural cities, towns, counties, and Indian tribes to engage in the planning and development processes that will lead to designation as a 21st Century Community. This challenge includes a call for rural leaders to look to the future and begin to develop a game plan for community prosperity and success. It is a call to:

- evaluate the forces of change that are shaping the future,
- assess community needs and opportunities,
- improve leadership skills and knowledge, and
- develop strategies to resolve problems and achieve community goals.

The 21st Century Communities program is intended to assist rural leaders who accept this challenge.

To date, twenty-seven communities have achieved “21st Century” status, 13 communities are at the “Gold” level, 28 are “Silver”, and 33 are “Bronze”.

Following is a list of the communities or counties that have received 21st Century Community designation:

- Ballard
- Bear River
- Beaver
- Brigham City
- Coalville
- Corinne
- Filmore
- Honeyville
- LaVerkin
- Lindon
- Mt. Pleasant
- Myton
- Naples
- Newton
- Nibley
- North Logan
- Panguitch
- Payson
- Perry
- Piute County
- Salina
- Santaquin
- Smithfield
- Springdale
- Tremonton
- Uintah County
- Wasatch County



21ST CENTURY
COMMUNITIES

“SKATING TO WHERE THE PUCK WILL BE”

Communities Achieving 21st Century Status

Year	Level	(cumulative)
1999	Gold	0
	Silver	16
	Bronze	36
2000	Gold	12
	Silver	26
	Bronze	39
2001	21st Century	6
	Gold	17
	Silver	28
	Bronze	34
2002	21st Century	16
	Gold	21
	Silver	25
	Bronze	30
2003	21st Century	27
	Gold	13
	Silver	28
	Bronze	33

Communities Achieving Affordable Housing Plan Designation

Year	(cumulative)
1999	22
2000	55
2001	61
2002	71
2003	82

Circuit Rider Planning Program

In 1999, Circuit Rider Planners were hired in each region to help communities with the 21st Century Program and to achieve their local planning objectives.

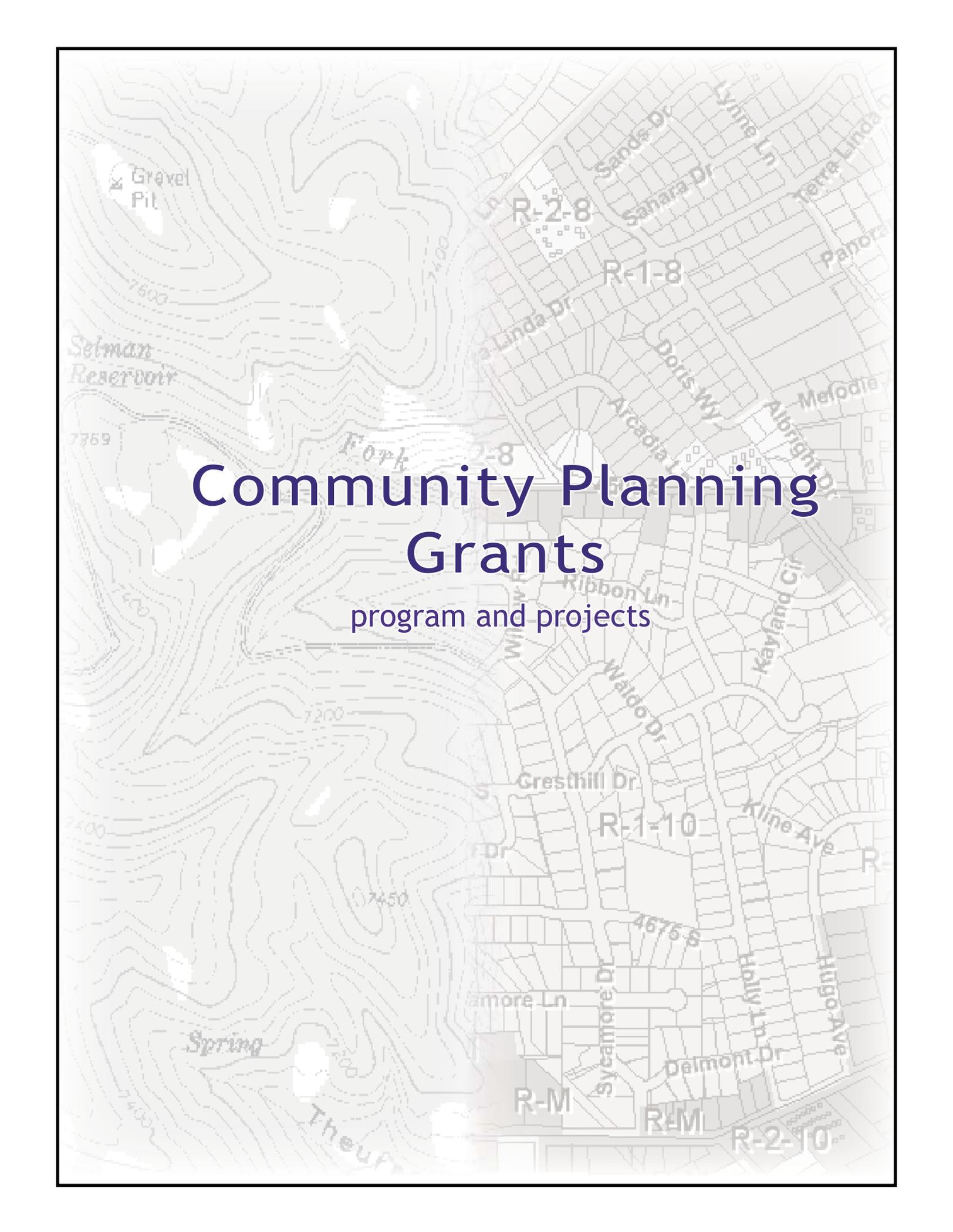
Historically, the Legislature has provided funds to assist local governments to plan by providing a Circuit Rider Planner in five of the seven Association of Governments (AOG) Regions in Utah. In another region, Mountainlands AOG, funds were available to fund half of a position. Until this year, there has been no money available for Circuit riders in the Wasatch Front Region. However, in 2002, some funds were found to help the Wasatch Front establish a Circuit Rider program.

The Circuit Riders assist local governments that cannot afford to hire qualified planners. They travel around their regions, working with small cities and towns to help them update general plans and create new elements to respond to growth, economic development needs, and plan for hazard mitigation or other issues. Most communities that have taken advantage of the circuit riders could not do this planning if they did not exist.

Unfortunately, in the last round of budget cuts, state support for this program was cut, meaning that **currently, the circuit riders are in danger of being eliminated because there is no money to pay for them.** Rural communities and counties are concerned that their primary source of planning expertise and assistance will soon be gone. Staff of the Governor's office is searching for short term grant money to fund this program until additional funding from the Legislature can be made available.



Community planning activity in Fillmore earlier this year.



A topographic map of a residential area, likely in the Forks region. The map features contour lines indicating elevation, with labels such as 7400, 7450, 7500, 7550, 7600, 7650, 7700, 7750, and 7769. A 'Gravel Pit' is marked in the upper left. The 'Selman Reservoir' is visible on the left side. The map shows a network of streets including Sands Dr, Sahara Dr, Lynne Ln, Terra Linda, Pandora, Doris Wy, Arcadia Ln, Albritght Dr, Melodie, Ribbon Ln, Kayland Cir, Waldo Dr, Gresthill Dr, Kline Ave, Sycamore Dr, Delmont Dr, and Hugo Ave. Zoning codes are scattered throughout: R-2-8, R-1-8, R-1-10, R-M, R&M, and R-2-10. The word 'Fork' is written across the center of the map.

Community Planning Grants

program and projects

Community Planning Grants

- Program overview
- Principles for awarding grants
- Community Action Plans
- Program implementation
- Sample Profiles

1999-2003 Benchmarks

- Total funds appropriated: \$606,375
- Total funds leveraged: \$1,407,325
- Matching ratio: \$1 (State) : \$3 (Local)
- Projects funded: 45

Planning Grant Program Overview

The State of Utah encourages communities to plan for future growth needs, and to minimize spending of public infrastructure and services. Planning grants are offered to communities committed to exploring the efficient use of land, and the efficient expansion of infrastructure and public services. Where communities share boundaries, cooperative planning between jurisdictions is encouraged to avoid land development decisions based on competition and haste.

A Guide to Quality Growth

To facilitate responsible growth and increase the return on investment, communities are required to use the following principles as a guide to planning:

- Local Responsibility
- State Leadership
- Economic Development
- Efficient Infrastructure Development
- Housing Opportunity
- Conservation Ethic

State planning grants are reviewed by a commission of Governor-appointed individuals from private and public sectors, who rate planning grant applications based on multiple criteria.

Community Action Plans

Planning grants have been awarded to communities that have demonstrated a desire to preserve their quality of life and plan for the future. As a result, the projects have varied in scope. Although there is no one right way to achieve the goals established by a community, a majority of the funds appropriated have been used to develop General Land Use Plans. Other projects included downtown revitalization plans, performance zoning plans, water conservation plans, open space conservation plans, and transit-oriented development plans.

Planning Grant Summary

1999	
Applicants	23
Awards	21
Amount Awarded	\$188,000
Total Match	\$297,610
<i>Funding Ratio = <\$2 (State) : \$3 (Local)</i>	
2000	
Applicants	44
Awards	12
Amount Awarded	\$191,875
Total Match	\$625,981
<i>Funding Ratio = >\$1 (State) : \$3 (Local)</i>	
2001	
Applicants	31
Awards	12
Amount Awarded	\$226,500
Total Match	\$483,734
<i>Funding Ratio = >\$1 (State) : \$3 (Local)</i>	
Totals	
Applicants	98
Awards	45
Amount Awarded	\$606,375
Total Match	\$1,407,325
<i>Funding Ratio = >\$1 (State) : \$3 (Local)</i>	

“Planners are using the zoning and design guidelines to educate and assist developers in projects... We have used the plan to obtain additional Federal funds (\$225,000 in water/sewer related infrastructure improvements) to spur redevelopment. The plan is handed out regularly to developers and property owners in the subject area.”

Nathan Cox
Programs Administrator
City of South Salt Lake

52

“This plan has helped local decision makers guide urban development away from important agricultural lands and open spaces to areas where services are already available. The Cache County Agricultural Advisory Board has developed the Land Evaluation Site Assessment (LESA). QGC funds also funded the exploration of various agricultural preservation tools.”

Cindy Hall
Bear River Association of
Governments

Program Implementation

From 1999 thru 2001, the Quality Growth Commission has awarded 45 planning grants totaling over \$600,000 to communities throughout the State of Utah in an effort to promote responsible and intelligent growth throughout the State of Utah. Communities receiving these grants have enthusiastically provided matching funds in excess of \$1,407,325.

With a 1:3 matching ratio, Utah communities are now better prepared to not only meet their current needs but have plans and programs in place that will assist them in meeting the changing demands of growth in a more cost effective manner. This saves Utah and taxpayers money now and in the long-term. Unfortunately, due to a depressed economy and budget cuts, planning grant funds were eliminated in 2002.

Planning Grant Profile – South Salt Lake City

South Salt Lake City leveraged a Quality Growth Commission planning grant in the amount of \$30,000 with matching funds of \$73,000 to design a specific plan and recommendation to guide transit oriented development for the surrounding TRAX Light Rail Station (Central Pointe Station) located at 2100 South. Total project cost: \$103,000.

Planning Grant Profile – Cache County

In 2001, Cache County received the funding necessary to create a county wide agricultural land preservation program. A planning grant in the amount of \$12,000 was matched with \$34,000 of additional funds. Total project cost: \$46,000.

These funds were critical in funding the activities of the Cache County Agricultural Advisory Board and the ongoing development of agricultural preservation programs in Cache County.

Planning Projects Funded

1999

Alpine/Highland-Open Space Study
 Brigham City/Perry-EU/Calthorpe Design Workshop
 Cache County/Logan –Quality Growth Principles Survey
 Centerville-EU/Calthorpe Design Workshop
 Garfield County-Quality Growth Survey and Open House
 Layton-Create visual and conduct workshops
 Provo-EU/Calthorpe Design Workshop
 Salt Lake City-Calthorpe to design block
 Sandy/Midvale-EU Calthorpe Design Workshop
 South Salt Lake-Transit Oriented Development
 Springdale-Quality Growth Survey and Open House
 Tooele-Regional Quality Growth Planning Policies
 West Jordan-West Jordan Quality Planning
 West Valley-Calthorpe Design Workshop/Jordan River Revitalization
 Davis County-Quality Growth Survey and Open House
 Richmond-Master Plan for Quality Growth Demonstration Area
 Cedar Hills-Master Plan for Quality Growth Demonstration Area
 Bluffdale-Master Plan for Quality Growth Demonstration Area
 Salt Lake City-Design of West Temple Gateway Area
 Nephi-Implementing Principles via economic modeling and incentives
 Kanab-General Plan Update
 Sanpete County- Implementing Principles via economic modeling and incentives

2000

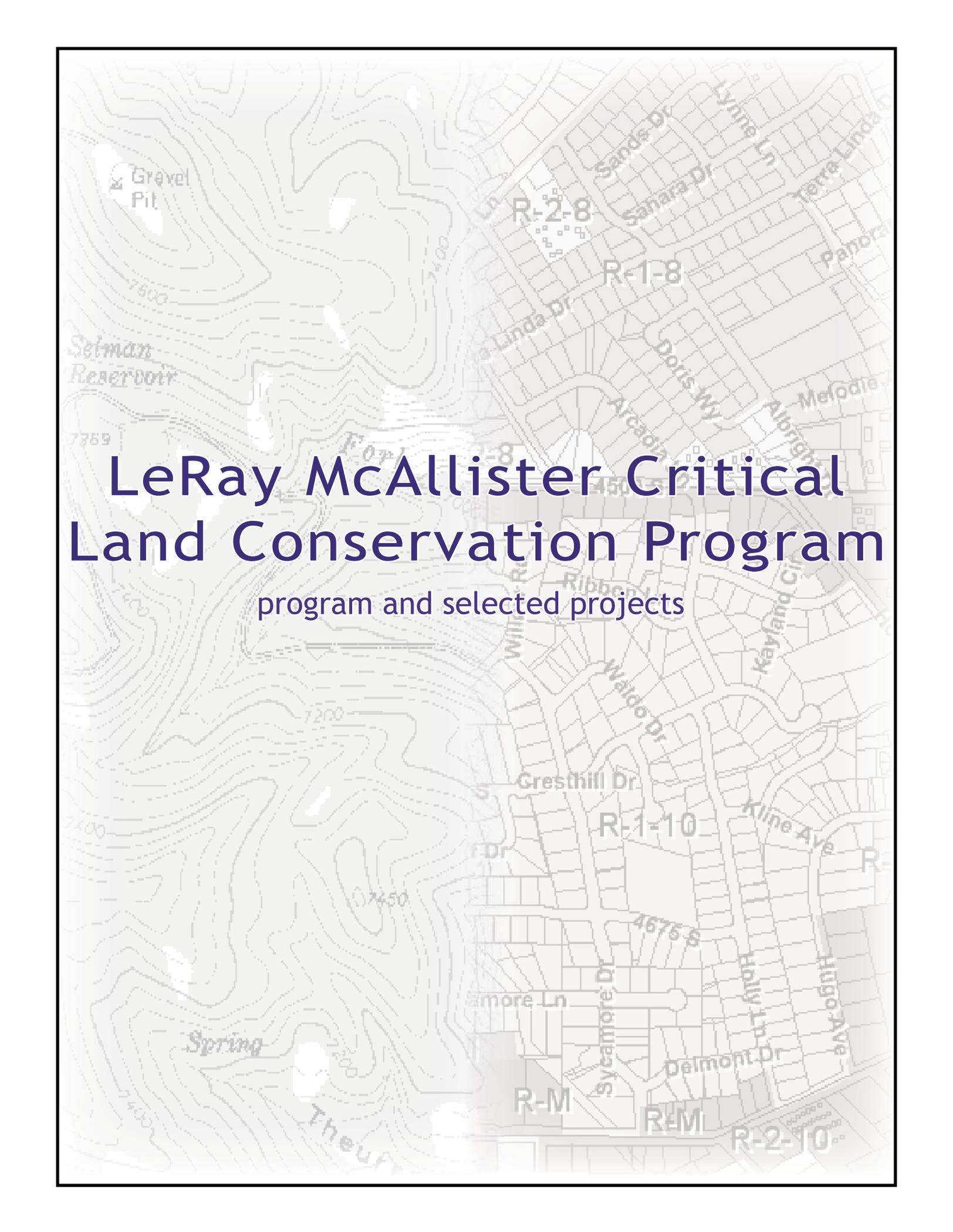
Castle Valley-Castle Valley Planning Study
 Salina-General Plan
 Draper-Open Space Conservation Plan
 South Salt Lake-Millcreek TRAX Station Implementation Plan
 Davis County-Regional Open Lands Plan
 Farmington-Conservation Development Ordinance and Downtown Infill Ordinance
 Laverkin-Laverkin Twist Master Plan
 Logan-Vision Plan for Downtown Redevelopment
 West Haven-General Plan and Community Center Master Plan
 Moab-Grand County Multi-Agency Planning Projects
 Ogden-Urban Design Plan
 Spanish Fork-Nebo Vision and Regional Wastewater Treatment Feasibility Study

2001

Cache County-Agricultural Heritage Initiative
 Davis County-Regional Open Space Plan (Phase 2)
 Hurricane-Zoning Ordinance Update
 Lindon-Timpanogos Community Vision
 North Logan/Cache County-Transfer of Development Rights Ordinance
 Salt Lake City-Performance Zoning Ordinance
 Salt Lake County-Bonneville Shoreline Trail Plan
 South Salt Lake-Central Pointe Transit Development Plan
 Springdale-General Plan Update
 St. George-Water Conservancy Plan
 Syracuse-Town Center Plan
 Washington Terrace-Weber River Corridor Plan

*“This is a major
 state policy
 statement that we
 are not going to
 engage in urban
 sprawl anymore.”*

Rep. Kevin Garn
 1/26/99



The background is a topographic map showing contour lines and street names. Key features include:

- Contour lines with elevations such as 7600, 7400, 7200, 7000, and 6800.
- Street names: Gravel Pit, Selman Reservoir, Lynn Ln, Sahara Dr, Terra Linda, Pandora, Doris Wy, Albrigh, Melodie, Ribbon, Kayland Cir, Waldo Dr, Gresthill Dr, Kline Ave, Sycamore Dr, Holly Ln, Hugo Ave, Delmont Dr, and Theur.
- Zoning codes: R-2-8, R-1-8, R-1-10, R-M, R&M, and R-2-10.
- Other labels: 7769, 7450, 4675 S, and Spring.

LeRay McAllister Critical Land Conservation Program

program and selected projects

	McAllister Grant	Federal Match	Other State Match	Private Match	Local Gov't Match	Landowner Donation	Match	Total Cost	Acreage
Funded in 1999:	\$1,979,050	\$1,150,000	\$101,000	\$1,789,550	\$1,104,000	\$3,900,000	\$8,044,550	\$10,023,600	7835.56
Funded in 2000:	\$2,468,678	\$8,412,000	\$30,500	\$960,742	\$807,485	\$1,731,515	\$11,942,242	\$14,410,920	6662.31
Funded in 2001:	\$3,366,096	\$4,558,300	\$0	\$3,672,272	\$595,882	\$4,630,300	\$13,456,754	\$16,822,850	17332.4
Funded in 2002:	\$665,412	\$1,060,000	\$0	\$708,000	\$2,895,412	\$683,000	\$5,346,412	\$6,011,824	1679.43
Total Funded:	\$8,479,236	\$15,180,300	\$131,500	\$7,130,564	\$5,402,779	\$10,944,815	\$38,789,958	\$47,269,194	33509.7

Program Overview

The LeRay McAllister Fund was conceived as an incentive program to encourage landowners to consider conserving their valuable landscapes. The fund targets the critical agricultural land, habitat, watershed protection areas, and other unique landscapes.

The program requires that funded projects must strive to create new partnerships. Funding is typically available to:

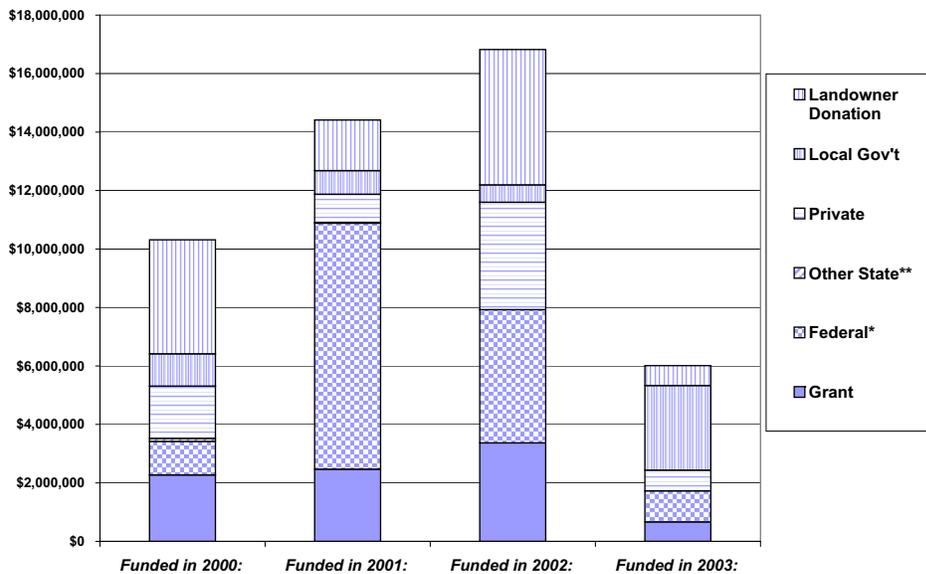
- Local governments
- Department of Natural Resources
- Department of Agriculture
- 501(c)3 Organizations

Projects must also be matched at least 50% by other sources. To date, the need to preserve critical lands has been great enough to merit an average **1:5 ratio** for the State's contribution.

"In our rapidly growing urban areas, it is increasingly important and cost effective to preserve open space while it still exists."

- Representative Blake Chard,
15th District
Letter of Support, April 2000

LeRay McAllister Fund Matching Ratio



ALL projects require support by the local communities through their local elected officials and legislators. Rural communities have supported critical land projects even more than urban communities. Over \$4.7 million has been requested and received in rural areas of nine counties compared to \$3.7 million in seven urban areas.

Average State Grant Dollars per Acre		Leverage of Outside Funding vs. State Funds	
Rural:	\$188.12	Rural:	\$5.40 to 1
Urban:	\$446.83	Urban:	\$4.54 to 1
Overall:	\$253.04	Overall:	\$5.02 to 1

Average Total Dollars per Acre	
Rural:	\$1,204.00
Urban:	\$2,474.08
Overall:	\$1,522.74

“There’s a saying that you don’t miss the water until your well is dry. That can be said about open space. When it comes to open space, you only have one chance to do this right.”
Rep. Ralph Becker
2/24/99

[regarding the Grafton Town] “The Grafton ghost town area possesses a fame that extends far beyond Utah’s borders. This is precisely the type of land that the legislation was intended to preserve..”
Sen. Mike Dmitrich
June, 2000

Decisionmaking Principles

The Quality Growth Commission is committed to prudently balancing the conservation and economic interests in the State since both are relevant to quality growth. Accordingly, the Commission only uses preservation funds when appropriate principles are satisfied:

Principle #1 – Local Control

McAllister funds may be used to acquire land or an easement only after the local elected legislative body within whose jurisdiction the subject property lies has, in a formal public meeting, provided the opportunity for public input and has subsequently approved the acquisition.

Principle #2 – Defining the Public Benefit

McAllister funds may be used for an acquisition of land or an easement only after the Commission has prepared, reviewed and adopted a statement of findings describing the compelling public benefit(s) that are unique or irreplaceable to be derived from the acquisition.

Principle #3 – Housing Affordability and Economic Opportunity

McAllister funds may be used in an acquisition which materially impacts housing affordability and economic opportunity in an area only after the Commission has identified a compelling and off-setting public benefit which, in the balance of the greater public good, adequately mitigates the anticipated negative impact on housing affordability and/or economic opportunity.

Historic Preservation



Grafton Town
Washington Co.

- historic structures, fields and canals
- one of most photographed ghost towns in the West
- part of the Zion Scenic Corridor

Water Quality Preservation



- Peaceful Valley Ranch**
Morgan County
- 5,500 acres of vital watershed protection
 - preserves flows of East Canyon Creek
 - partnered with Rocky Mountain Elk Foundation

[regarding the Kays Creek Parkway acquisition]
“As the sponsor of the Quality Growth Act this is exactly the kind of project we had in mind when the Legislature passed and appropriated money for the Act.”
 - Representative Kevin Garn, Majority Leader, 16th District

Recreation Preservation



- Summit Park**
Summit County
- provides public access to the Great Western Trail
 - popular backcountry ski destination
 - excellent hiking location near urban core

“If we don’t do it in the next few years, it will be too late. In my district (Salt Lake City), there won’t be any open space left.”

Sen. Patrice Arent
2/16/99

Wetlands Preservation

[regarding the Jordan River remandering project] "This part of Salt Lake County is growing rapidly, and the area is facing the imminent threat of development. In fact, it is likely the last major section of critical lands along the Jordan river in urban Salt Lake County that has not yet been developed right up to the banks."

Rep. Wayne Harper
September, 2000



- Jordan River** • high-quality wetland adjacent to river
- Re-meander** • re-meandering will restore river's natural flows
- Salt Lake County** • used by more than 180 bird species

Scenic Quality Preservation

[regarding the Curtis Jones Farm] "The farm is a significant asset to southeastern Utah, and its preservation as a working farm is consistent with community efforts to promote long-term agricultural viability, maintain critical open space, and appreciation of Bluff's cultural heritage."

Rep. Keele Johnson
October, 2000



- Curtis Jones Farm** • part of a rural, historic town site
- San Juan County** • located in one of Utah's most scenic areas
- adjacent to the San Juan River

Agriculture Preservation



Black Agriland
Davis County

- productive vegetable farm
- goods sold locally and exported out of Utah
- uses advanced irrigation techniques

“While we have talked, we have lost thousands of acres of undeveloped land and family farms.”

Rep. Ralph Becker
2/6/99

Wildlife Habitat Preservation



Bar J Ranch
Sevier County

- 2,400 acres of prime elk and deer habitat
- home of endangered Bonneville Cutthroat Trout
- preserving healthy riparian systems

Projectes Funded by LeRay McAllister Fund 1999-2002

2000

Washinton County – Virgin River Confluence
Bluff – Curtis Jones Farm
Rockville, Washington County – Grafton Town Preservation
Davis County – Black Agriland
Morgan County – Peaceful Valley Rance

2001

Bluffdale – Jordan River Corridor Preservation
Davis County – PacifiCorp Conservation Easement
Layton – Kays Creek Corridor
Marriott-Slaterville – Gary Hess Property
Sevier County – Jorgensen Bar J Ranch Conservation
Parowan – Meek’s Pioneer Farmstead Park & Urban Fishery
Provo – Despain Ranch and Bird Refuge
Salt Lake County – Dry Creek Riparian Restoration
Summit County – Summit Park
Wellsville – American West Heritage Center Farmland Preserve
West Jordan – Jordan River Critical Lands Preservation and Re-meandering

2002

Carbon and Emery Counties – Wilcox Ranch
Coalville, Summit County – Chalk Creek Restoration
Grand County – Proudfoot Bend Ranch
LaVerkin, Hurricane, Washington County – Virgin River Confluence, Phase II
Logan City, Cache County – Rinder-Knecht Property
Rockville, Washington County – Cox Property
Salt Lake County – Willow Heights, Big Cottonwood Canyon Watershed Protection
Summit County – Castle Rock
West Valley City – City Wetlands/Storm Water Park

2003

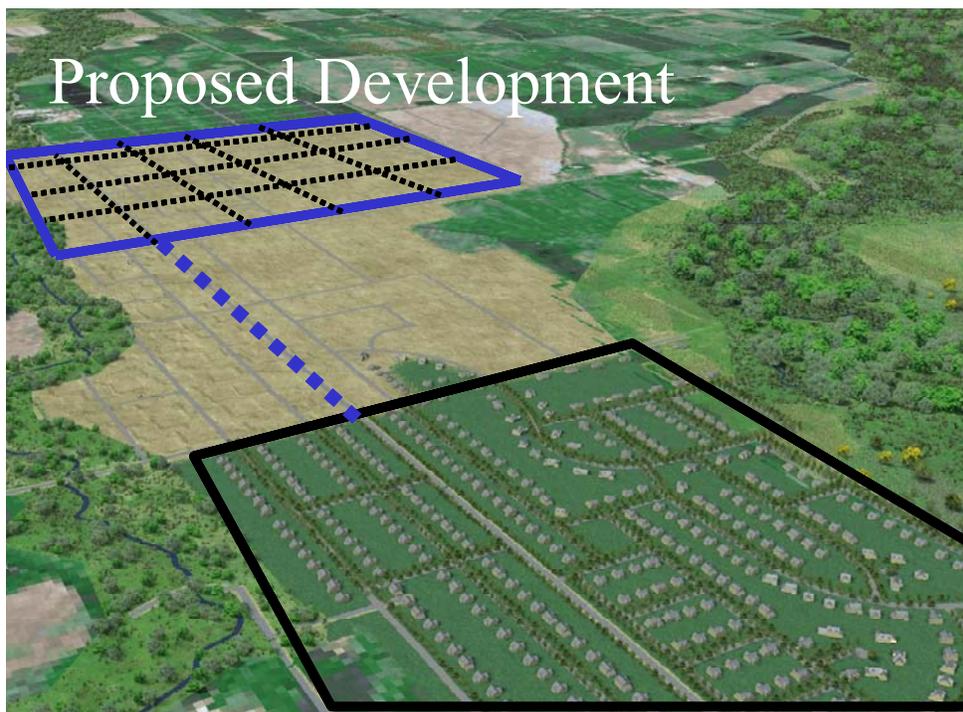
Castle Valley, Grand County – Castle Valley Preservation Initiative
Clearfield, Davis County – Mabey Pond
Holladay, Salt Lake County – Holladay Open Space Project
Paradise, Cache County – Brook Ranch Easement
Summit County – Provo River Corridor

MIPCOM is a free, easy-to-use computer spreadsheet that estimates a community's costs for providing basic infrastructure to new development. MIPCOM estimates the amount of materials (streets and pipes) and labor needed to provide basic services to the new development. A planner simply enters data about their community and a proposed new development project, and MIPCOM "crunches the numbers".

Municipal Infrastructure Planning & Cost Model

MIPCOM is an application designed under the direction of the Quality Growth Efficiency Tools (QGET) Technical Committee to assist communities in evaluating and planning for the installation and maintenance of municipal infrastructure such as roads, curbs and sidewalks, water and sewer lines, and other basic utilities and services. Initially developed to estimate growth costs for the QGET Quality Growth Baseline Scenario for the Greater Wasatch Area, it has been adapted to a single-community scale and made available to communities throughout Utah to assist in the evaluation and development of efficient infrastructure planning.

Using this model, multiple scenarios of community growth may be considered to give local officials and professionals a concept of infrastructure costs over time and through different development styles. MIPCOM is a simple spreadsheet that requires only basic geographic data that can be obtained with a map and ruler and demographic data from the 2000 Census that is available through GOPB's Demographic and Economic Analysis section. The model then requires some detailed information regarding the community's existing infrastructure that should be available through that office's engineers, planners, and service providers. The results of the spreadsheet's calculations can then be used by community planners, elected officials, and concerned citizens to evaluate the costs and benefits of current and proposed developments and growth patterns.



Existing Development

"The State is going to support the preservation of critical lands. We are going to be expanding and supporting home ownership, we're going to support housing availability and we're going to support, in terms of policy, an effective development of infrastructure and the efficient use of land ... However, the State will not financially subsidize and support sprawl."

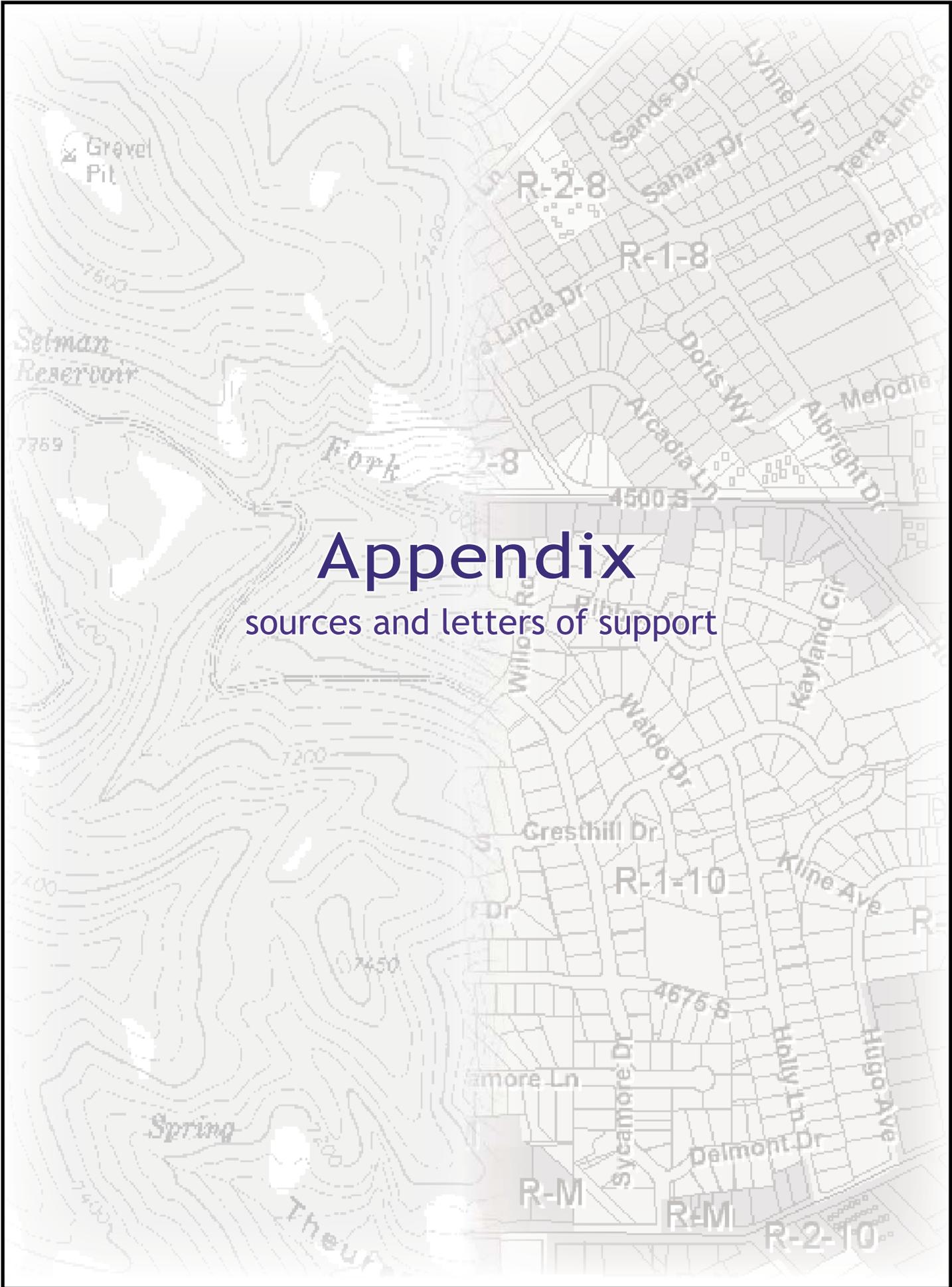
- Governor Michael Leavitt
10/18/98

What will all these new roads and pipes cost the city?

This model was developed by the State in recognition of the part state funds play in municipal infrastructure management. The State is dedicated to efficient use of funds and resources and encourages communities to use the funds made available to them in the same manner. MIPCOM demonstrates that development styles can influence infrastructure costs. By using the model to evaluate different development scenarios, communities can more fully understand if they are assessing appropriate utility rates, property taxes, and impact fees. GOPB is distributing MIPCOM via the office web page as well as by e-mail and through educational gatherings to state, county, and community officials and planners around the State of Utah. To date, over 200 copies have been distributed locally with requests from around the country. Free, detailed training is offered to any Utah community that requests it.

Feedback from users is being collected in order to refine the application's functions and performance. Future steps in program development include upgrading the model to make it more user-friendly. Envision Utah has contracted with PSOMAS Engineering, one of the original developers of MIPCOM, to couple the tools and functions of the original MIPCOM with a newer and simpler interface. This new version will be available to the public by early 2004. A planned future step is to gather and publish data detailing the monetary amounts different communities and service providers around Utah can save by implementing Quality Growth Strategies and encouraging efficient infrastructure development. In turn, it could then be demonstrated how these savings can be passed on to the State by reducing the amount of tax dollars spent on the construction, maintenance, and repair of inefficient road, water, and sewer systems. Other refinements being pursued include further communication with service providers to determine and update appropriate measurements for communities with multiple services and an element to include specific redevelopment percentages for a community to measure infill and account for the accompanying infrastructure costs.

MUNICIPAL INFRASTRUCTURE PLANNING AND COST MODEL										INFRASTRUCTURE SUMMARY		
8/7/02												
CITY: WOODS CROSS										Objective: No Annexations		
Component	Scenario: Year 2002 Base					Scenario: Year 2010 Base					Increments Ft Cost	
	Connection Factors	Lengths (Ft)		Replacement Values		Connection Factors	Lengths (Ft)		Replacement Values			
		Total	Per DU	Total	Per DU		Total	Per DU	Total	Per DU		
Streets & Roads	80%	330,916	154.5	\$ 13,793,625	\$ 6,440	80%	357,260	136.9	\$ 15,674,302	\$ 6,005	26,343	\$ 1,880,677
Arterial Roads	25% Imp	13,824				75% Imp	34,598				20,674	
Water System*	85%	269,084	125.6	12,238,805	5,714	85%	298,149	114.2	13,589,183	5,207	29,065	1,350,377
		73%										
Sewer System*	70%	243,849	113.8	10,018,540	4,677	70%	260,853	99.9	10,808,784	4,180	17,004	890,244
		81%										
Secondary Water	95%			5,813,433	2,714	95%			6,454,862	2,473		641,429
Cost Factor	50%					50%						
		Subtotals		\$ 41,864,403	\$ 19,545		Subtotals		\$ 46,627,130	\$ 17,865		\$ 4,762,727
C, G & SW	90%	495,395	231.3	6,935,526	3,238	90%	560,033	214.6	7,840,461	3,004	64,638	904,336
Storm Sewer	75%	182,887	85.4	7,315,466	3,415	75%	195,640	75.0	7,825,585	2,998	12,753	510,119
Org Utilities	90%	247,697	115.6	15,976,479	7,459	90%	280,016	107.3	18,061,063	6,920	32,319	2,084,584
* Do not include Treatment Facilities.		Totals		\$ 72,091,873	\$ 33,656		Totals		\$ 80,354,239	\$ 30,787		\$ 8,262,366



Appendix

sources and letters of support

Sources Consulted for this Report

American Planning Association

Envision Utah

Quality Growth Commission

Quality Growth Efficiency Tools Working Group

U.S. Census Bureau

Utah Center for Rural Life

Utah Department of Agriculture & Food

Utah Department of Community & Economic Development

Utah Department of Transportation

Utah Division of Forestry, Fire, and State Lands

Utah Division of State Parks

Utah Division of Water Resources

Utah Division of Wildlife Resources

Utah Governor's Office of Planning & Budget

Utah Local Governments Trust

Utah Population Estimates Committee

Utah Power & Light

Utah Rural Development Council

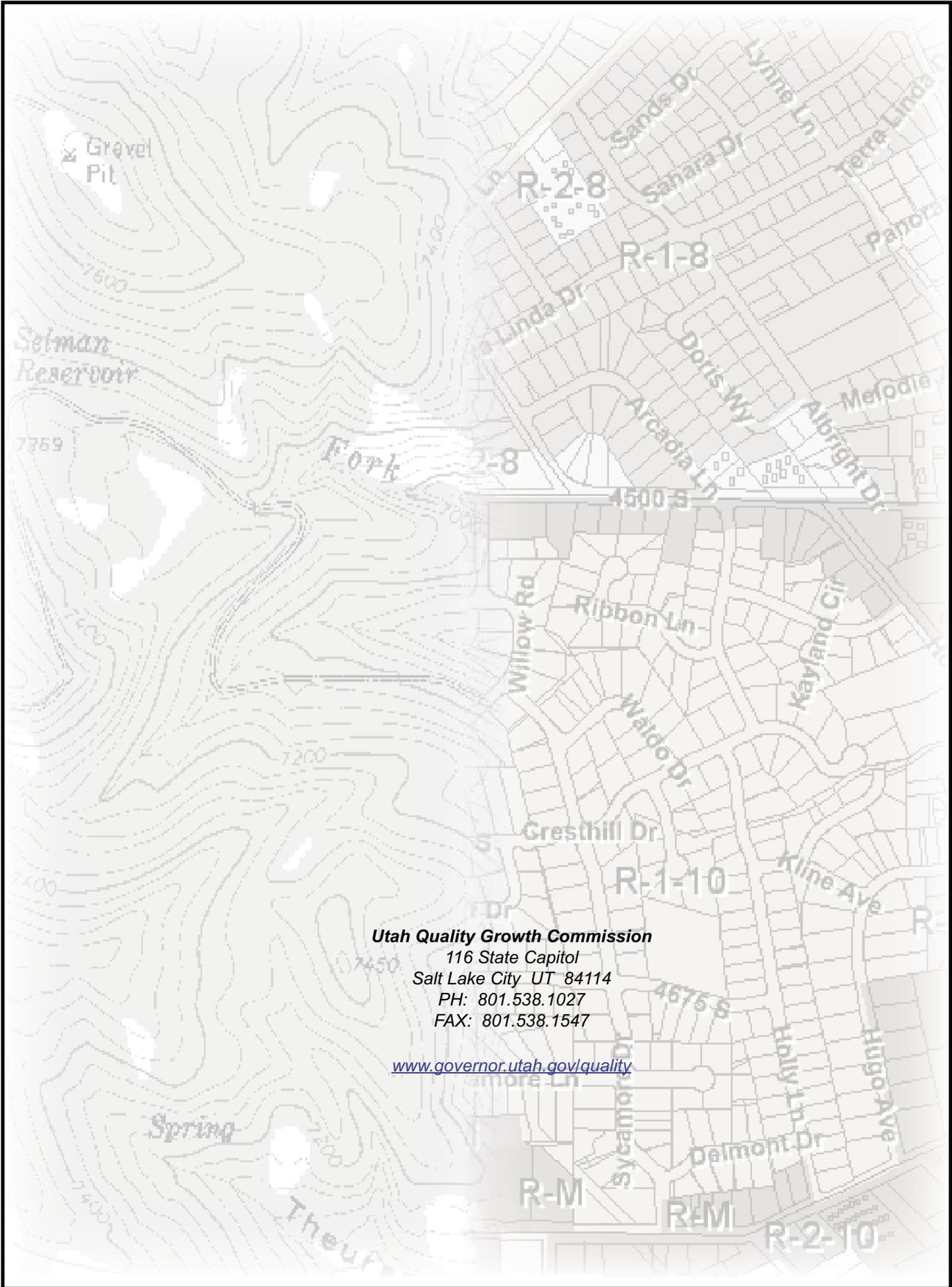
Utah Technology Alliance

Utah Transit Authority

Wasatch Front Regional Council

Legislative Support for McAllister Projects

PROJECT	LOCATION	LEGISLATOR SUPPORT
American West Heritage Center Farmland Preserve, Cache County	Cache County	• Sen. Lyle Hillyard
Bingham Stone Historic Farm	Ogden/Marriott Slaterville	• Rep. Joe Murray • Sen. Edgar Allen • Speaker Marty Stephens
Blacksmith Fork River	Logan City	• Rep. Loraine T. Pace • Sen. Lyle Hillyard
Brooke Ranch	Cache County	• Rep. Brent Parker
Castle Rock Ranch	Summit County	• Sen. Lyle E. Hillyard • Rep. David Ure
Castleton Tower	Grand County	• Sen. Mike Dmitrich • Rep. Keele Johnson • Rep. Max Young
Chalk Creek Restoration	Coalville	• Rep. David Ure
Curtis Jones Farm	San Juan County	• Rep. Keele Johnson
Dr. Priddy Meek's Pioneer Farmstead	Parowan	• Rep. DeMar "Bud" Bowman
Dry Creek Riparian Restoration	Sandy	• Sen. Howard Stephenson • Rep. John E. Swallow • Sen. L. Alma Mansell
Gary Hess Weber River Property	Marriott-Slaterville City	• Speaker Martin R. Stephens
Grafton Preservation, Phases 1 & 2	Town of Rockville	• Rep. Tom Hatch (2 letters) • Sen. Mike Dmitrich
"H" Hill Preservation Project	Hurricane City	• Rep. Brad Last
Holladay Open Space Project	City of Holladay	• Sen. Patrice Arent • Rep. Carol Moss
Jordan River Critical Lands Preservation and Restoration	West Jordan	• Rep. Bryan Holladay • Rep. Wayne Harper
Jorgensen Bar J Ranch	Sevier County	• Rep. Bradley Johnson • Rep. Margaret Dayton • Sen. Howard Nielson
Kays Creek Corridor	Layton City	• Rep. Kevin Garn • Rep. Blake Chard • Sen. Dave Steele
Mabey Pond	Clearfield City	• Rep. Dana Love • Sen. David Steele
PacifiCorp Conservation Easement	Davis County	• Rep. Marda Dillree • Sen. Terry Spencer
Proudfoot Bend Ranch	Grand County	• Rep. Max Young • Sen. Mike Dmitrich
Provo River Corridor Preserve	Summit County	• Rep. David Ure
Spring Creek Preservation	River Heights / Providence (application withdrawn)	• Rep. Evan L. Olsen • Sen. Lyle Hillyard
Steed Pond	Clearfield City (Application Withdrawn)	• Sen. David Steele • Rep. Don Bush
UPRR/Jordan River Property	Bluffdale City	• Sen. R. Mont Evans • Rep. David Hogue
Virgin River Confluence Project, Phases 1 & 2	Washington County	• Rep. Dennis H. Iverson • Rep. J. W. (Bill) Hickman • Rep. Stephen Urquhart
West Valley City	West Valley City	• Rep. Neal B. Hendrickson • Rep. Brent H. Goodfellow • Rep. Carl W. Duckworth • Sen. Ed Mayne • Sen. Ron Allen
Wilcox Ranch	Carbon and Emery Counties	• Rep. Brad King • Sen. Mike Dmitrich
Willow Heights/Big Cottonwood Canyon	Salt Lake County	• Rep. Karen W. Morgan • Sen. Carlene Walker



Utah Quality Growth Commission

116 State Capitol
Salt Lake City UT 84114
PH: 801.538.1027
FAX: 801.538.1547

www.governor.utah.gov/quality